

# America's Guide to

# FAMILY HOMES

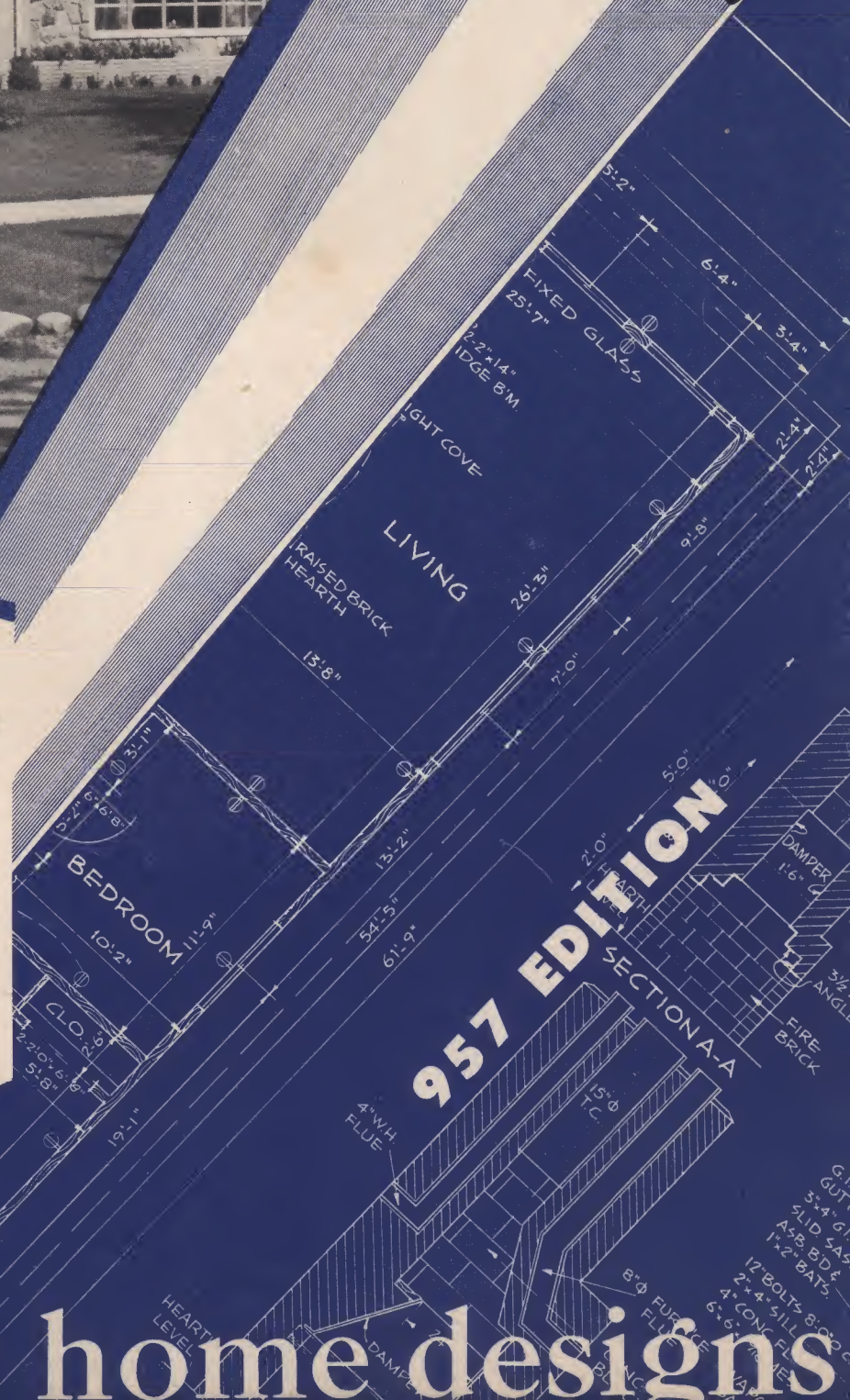
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by Homograf

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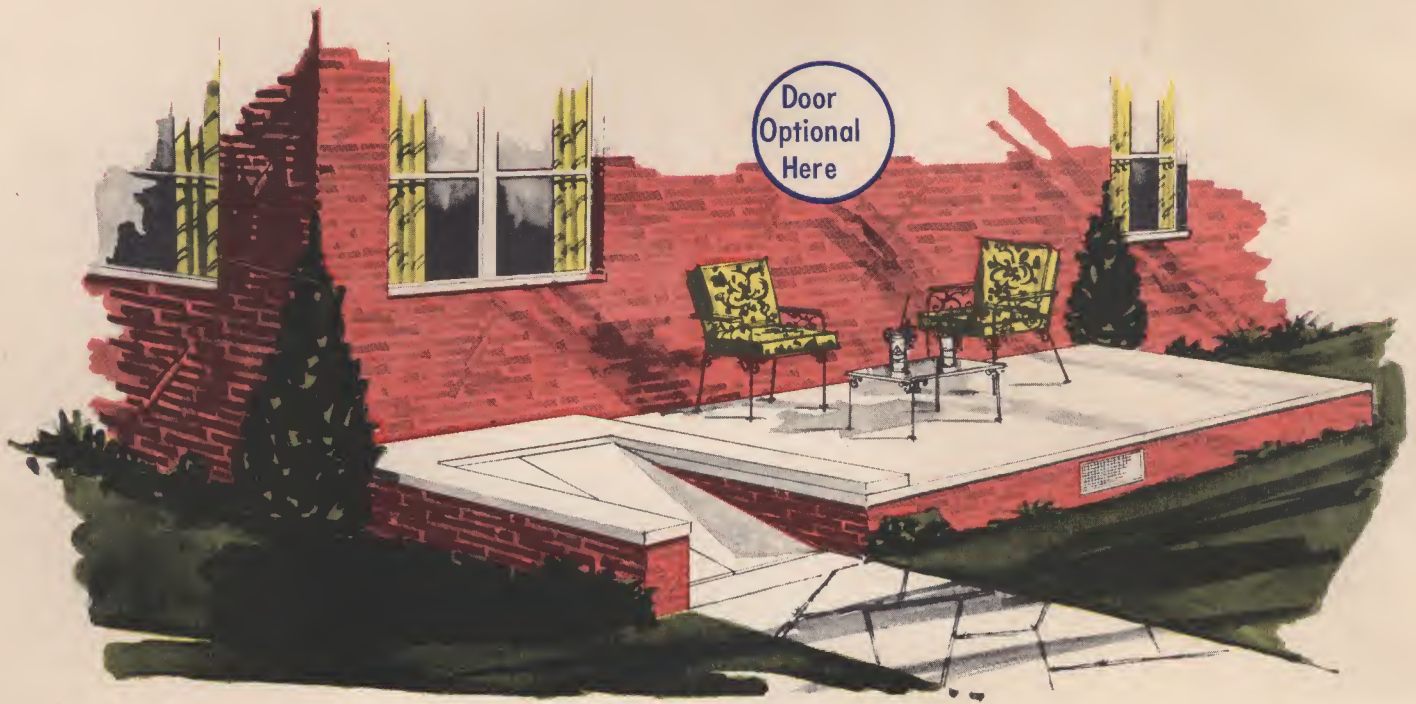


# 68 new home designs



# FOR YOUR PROTECTION

## TORNADO SHELTER

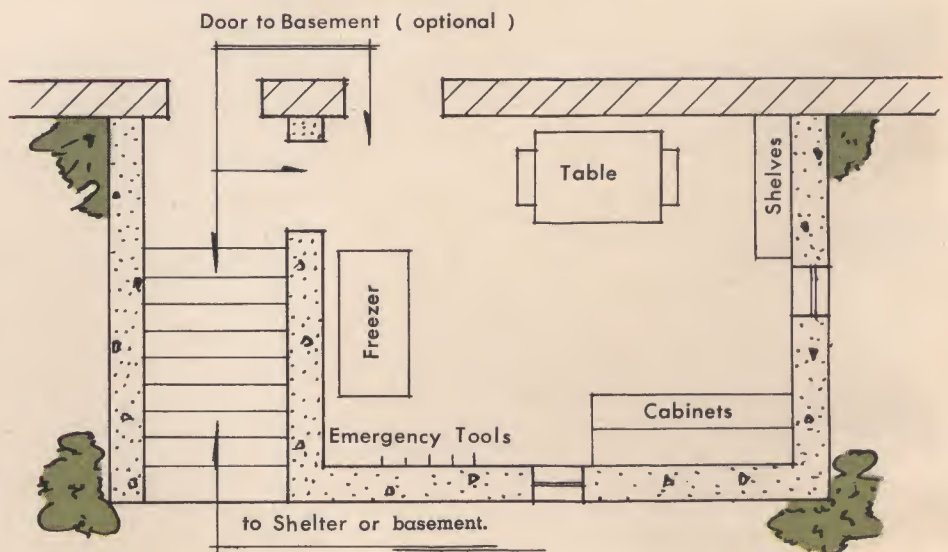


### MORE THAN JUST ANOTHER PROJECT

Thousands have asked for it and now HomOgraf has one—a tornado shelter that can be added to old or new homes. This is much more than just another project to be accomplished in your spare time. The tornado shelter depicted here could be the different between the life and death of your family.

Of course, the chances of a tornado striking your city are small but during this year's tornado season scarcely a day passed without at least one city being periled or devastated by nature's most awesome spectacle.

These shelters are more than just protection, however. They also serve several useful purposes and can be used almost daily.



Copyright 1957 HomOgraf Co. East Detroit, Mich.

The deck for example can be used as a lounging terrace or screened porch. The shelter itself is ideal for cold storage as well as a place for out-door items.

The protection it offers, however,

is ample reason to order plans today. Entranceways may be through the basement or from the deck.

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# For Your Information

Call it optimism if you want to but we at Homograf cannot go along with all these bleak predictions of recession, depression and economic chaos unless the government radically revises its housing program.

It is our opinion that as soon as the average American family fully understands the technological advances that are sweeping across the construction industry, a building wave akin to that of the early fifties will materialize.

In spite of declines in residential building, the country shows all outward appearances of being highly prosperous. New car sales are strong, retail spending is at an all time high and still more people are saving more money. And there is every indication that this favorable condition will continue for years to come.

Too often when faced with adversity, we are tempted to look backward and compare our position with that of another era. The astigmatism of earlier years should not be permitted to blind us to the potentials of our future. The ingenuity of our engineers, architects, designers and the dynamic growth of our population and economy should be an inspiration to us all.

In the depression-ridden thirties, all we could hope for was a kind of forlorn status-quo—a sharing of poverty. Today, the exact opposite is the case. Instead of poverty we have almost unlimited prosperity to share. Instead of a status-quo, every day brings forth new developments and devices to aid us in carrying out our daily routines.

Both builders and buyers can watch a technical age unfolding that staggers the imagination with its potential. The development of comfort-aiding and time-saving devices since the end of World War II is unparalleled in our history. And the purchasing power of the average family has kept pace. It is a safe assumption that 80 per cent of our American families are capable of improving their existing living conditions through remodeling or the outright purchase of a new home.

Those that neglect to do so either lack confidence in themselves or their country.

Experience has taught us that obsolescence and prosperity are incompatible and one must eventually smother the other. So great are the forces directing our country's economic affairs, there is no doubt in our minds that obsolescence will be the one to go.

The identical factors which have elevated American families to our present envied position in terms of living standards are still operating. To look backward now instead of forward is to remain stagnant while our friends and neighbors go on to even higher standards.

Now, as never before, is the time to go beyond the discussion points of your new home. And we hope this publication can be of assistance in this endeavor.



**Arvid C. Petersen**

*Publisher*

*Arvid Petersen*





*America's Guide to*

# Family Homes

A MAGAZINE OF HOME . . .

This month's cover home was built by Carl Petersen in Birmingham, Mich. Featured on page 10, the home contains 2828 sq. ft., three bedrooms, den, three baths and combination kitchen - dining - family combination room. Plans are available.

Building — Remodeling

Buying — Maintenance

Furnishing — Decorating

New Home Plans

and a Panel of Experts to Help You

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volume 9

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# PLANT TO COMPLEMENT

**T**HE key to lasting landscape beauty lies in choosing the right plants and proper positioning. However, if you don't know the difference between an elm and a sycamore — a pansy and a petunia, don't get discouraged.

As a last resort, you can always turn the task of plant selecting over to a landscape architect or a qualified nursery proprietor. In the meantime, sources for plant knowledge are many. A simple visit to your local library will reveal an almost endless array of newspapers, magazines, books and pamphlets on the subject of plant characteristics and needs. In all probability, you also have a county agricultural agent to assist you in your quest for information.

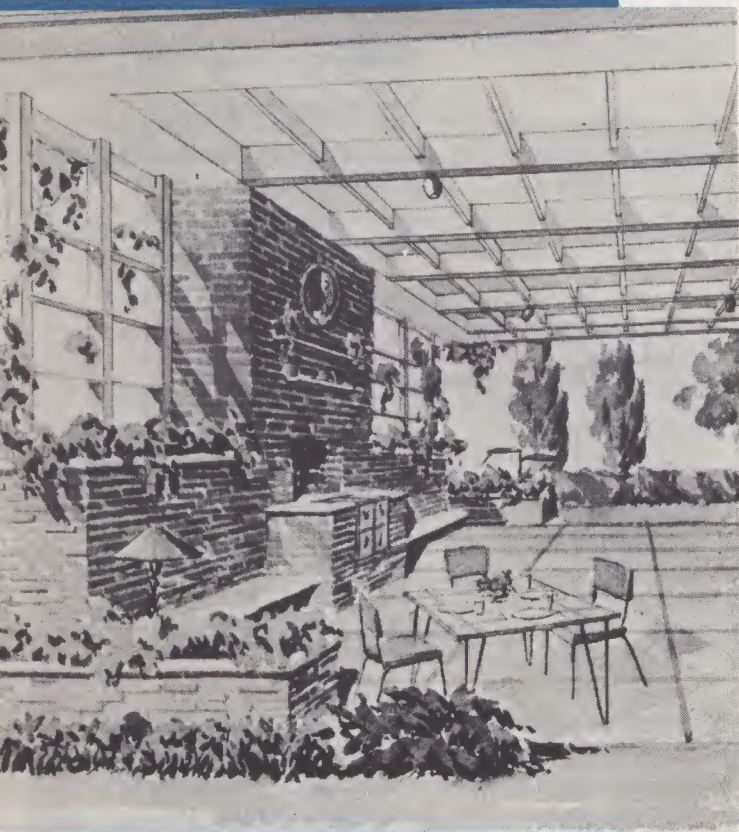
If you are located in a highly residential area, observe the results of your neighbors' efforts. Certainly, there is nothing wrong in profiting by their experiences. This could be especially fruitful, if you have relocated from another section of the country.

It goes without saying, a plant that flourishes in your previous area, may find the climatical conditions in your present location a deterrent to healthy growth. Such a plant—termed an exotic—can be kept alive only with exceptional care and pains. It is usually advisable to exclude such a plant in your plans and replace it with one indigenous to your present environment.

For an example, new southern homeowners should not attempt to grow lilacs, yews, peonies and many other "yankee" plants. By the same token, new northern homeowners should be content to leave crape myrtle, southern magnolia and camellias in their southern environment.

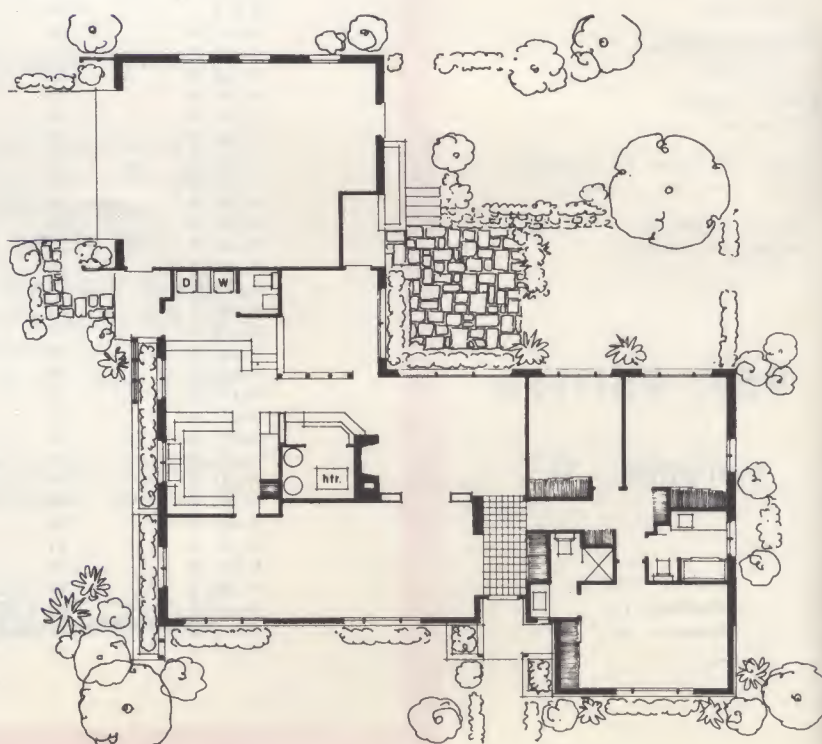
Then, there is always the element of too much growth. All landscape and garden plants have recognized mature heights and spreads. Acquaint yourself with a plant's growth potential before positioning it in your plan. A cute little plant specimen at the nursery might grow into a 40 ft. monster.

The Pfitzer juniper is a good example. This plant when purchased is about 1½ ft. high and in width. Those inexperienced with the growth potential of this plant will use it



Landscaping should accomplish three things: 1/ Make your home look better from the street. 2/ Bring out the best architectural features of the house itself. 3/ Provide a green background to show off your favorite annuals and perennials while they are in bloom.

No amount of work or expenditure of money will give you a good landscape unless you adopt a satisfactory plan first.





# YOUR HOME

BY C. G. MILNE  
Landscape Gardening Editor



The chances of your getting a new home with landscaping like this are almost nil. However, good plants, a good plan and given time to grow you can eventually obtain just an enviable landscape.

as a foundation plant between the house and service side-walk. Unless the walk runs about eight ft. from the house, the Pfitzer will smother the entire walkway in years to come. Annual pruning will reduce yearly growth but a plant cannot be pruned forever to keep its size and shape.

Another common mistake by homeowners is monotony in plant selection. How many homes have you seen entirely landscaped with evergreens. Variety will add so much more to your home's exterior. There are many flowering shrubs and small trees which possess beautiful flowers and blossoms followed by bright colored fruit or berries. Use them for color as well as foliage during the growing season. In many cases, even the stems are colored or unusual in form. Called "four-season" material, every landscape plan should carry some of these plants.

Another category of plants to consider are those which bear colorful flowers for only a short time. These come in the form of shrubs and small trees and have little to add to the landscape but their presence following their brief flowering period—sometimes only one week.

In the north, lilac, forsythia, spirea and similar specimens fall into this category. Deciduous azaleas is a common plant for this purpose in the south.

Such plants should be placed in a prominent position but can be used in a massed shrub border where their "faults" will be swallowed up by other plant material.

While on the subject of visual characteristics, it should be noted that each plant has a certain texture or visual quality which assists in its selection or rejection. A plant possessing rough, coarse or large foliage or stems is referred to as a "rough-textured" plant and makes wonderful landscape material for contemporary homes. "Soft-Textured" plants are those which offer small, neat or finely-cut foliage and are ideally suited for colonial and traditionally styled homes.

It is permissible to mix these two types of plants. However, plan for a mass of the soft-textured material near one or only a few of the "rough-textured" plants.

There are two other prerequisites in good landscape planning. These are light tolerance and soil conditions. In light tolerance, some plants need full sunlight, others partial shade and still others full shade to thrive properly. You cannot mix plants with different light requirements.

As to soil requirements, the home owner has much more flexibility. Thanks to the tremendous progress in studies of soil conditioners, the homeowner can literally make any soil type desired. There will be much less work, however, if you select plants which thrive in your existing soil type. In any event, there are no plants usable for landscaping purposes which will not require regular watering and periodic fertilizing.



# First a plan...



CONTEMPORARY . . . for today

# then you decorate

By Lilian Jackson Braun  
*Home Advisory Editor*

THE OLD AND THE NEW . . . are mixed in this room with clean-lined contemporary furniture and easy-to-maintain vinyl fabrics—accepted with 19th century antique accessories.







MODERN . . . from Denmark



TRADITIONAL . . . French provincial

**W**HEN you build a new house, it's like starting a new chapter of your life. You want everything to be perfect.

If your budget does not permit completely new furniture, you want your present possessions to feel at-home in their new environment. You want the total effect to be harmony, not-hodge-podge.

Fortunately you have a great deal of freedom in decorating today. Many so-called decorating rules, once rigidly observed, are being relaxed. The trend is toward individuality, and it is neither necessary nor desirable to copy the style of the house next door.

Because there is so much variety to choose from, shopping for the house can be a bewildering experience instead of a delight . . . **UNLESS** you have a plan. And how do you formulate a plan for furnishing your new house?

First, ask yourself questions.

"What do I like? What kind of environment does the family prefer? How do we like to live? Do we lean toward modern or traditional design? Do we want formal or informal surroundings?"

The most fashionable and picture-perfect interior is unsuccessful if it makes your family feel uncomfortable. What you admire in a store window or in a museum exhibit is not necessarily the right thing to live with.

If you yearn for a show-case living room but the family likes to lounge around in blue jeans, perhaps you can manage to eat your cake and have it too. Choose a house plan that includes both a formal living room **AND** an informal family room. Let the master bedroom be formal to your heart's desire, but let the boy's room be as casual as he likes it.

### Formal or Informal?

In planning each room or activity area, first decide upon the personality you want to create: formal or informal. Then use that information as your chief guide in assembling furnishings.

You may mix the old and the new, mix light woods with dark woods, mix French and Italian, but—to be on the safe side—don't try to mix formal and informal.

Do you like modern design? Then you will find crisp, elegantly aloof styles that are completely formal—as well as casual, down-to-earth furnishings that are obviously informal.

Do you prefer the traditional periods of the past? Both personalities are to be found in this group, too. Contrast the simple, relaxed, countryfied quality of early American pine simple, relaxed, countryfied quality of early American pine

and maple with the refined, cosmopolitan airs Georgian Colonial mahogany. Contrast the informality of the Windsor chair with the formality of the Chippendale.

Sometimes it is the material that makes the difference. Maple and fruitwood look informal, as a rule, while mahogany and walnut are usually found in the more formal pieces. Wrought iron, pottery and tweed-like fabrics are in the casual category; brass, porcelain and damask are formally inclined.

Patterns in fabric, carpet and wallpaper also fall in one category or the other. Compare an amusing modern "doodle" print with a precise modern geometric glittering with gold highlights; the first is informal, but the second is dressed up in its formal best. Compare a pastoral scene with a royal fleur-de-lis pattern. Compare a rambling daisy-scattered print with a stiff Victorian bouquet.

Even color schemes divide themselves into separate camps—to a certain extent. Some are easy-going (like beige and brown, with yellow and orange accents). Others are crisp and formal (like all black-and-white, with a small sharp accent of cerulean blue.) You can picture an informal playroom done in gaudy red, white and blue . . . or a formal living room in delicate shades of blue and mauve. One-color schemes are usually quite formal; many colors combined in a single room produce a casual effect.

To sum up: First decide what you want each room to be: formal or informal. Then stick to your decision. And remember that living room—just because it's the "best" room in the house—does not need to be stuffily formal. It can be casual—and at the same time smart and good-looking, a room worthy of pride.

### Modern or Traditional? Or Both?

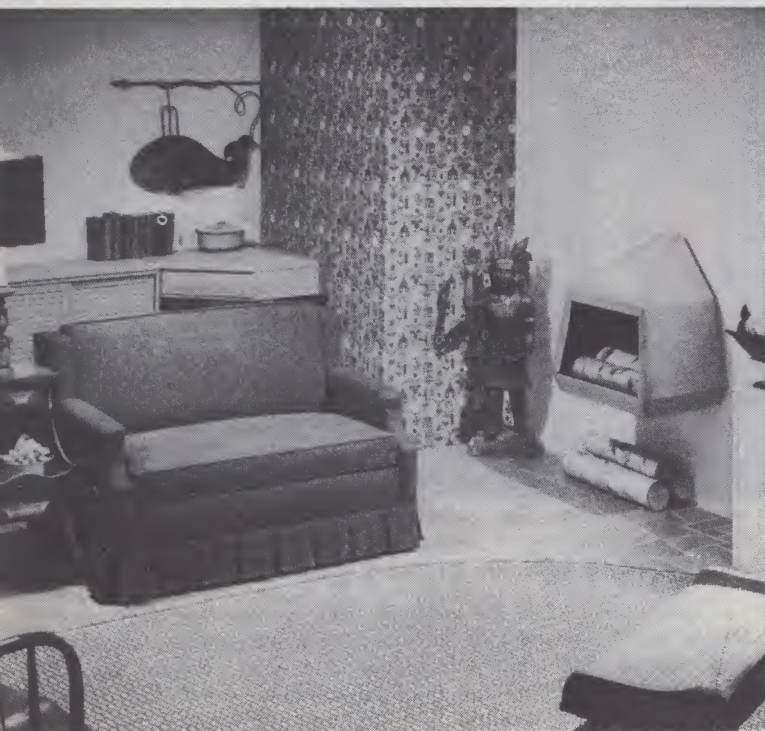
In making a plan for your new-house personality, the next thing to decide is your direction. Where are you going? Toward modern design or toward the traditional periods of the past? Do you like old possessions or new ideas—or a mixture of both?

Once upon a time a room was likely to be all-modern or all-traditional. Then "contemporary" came on the scene, and modern and traditional forms began to blend. Perhaps some definitions are in order at this point:

- 1—MODERN is generally understood to mean fresh, new, never-before design.
- 2—TRADITIONAL furnishings reproduce the favorite styles of the past: early American, Georgian Colonial, Federal, Victorian, Regency, French Provincial, Venetian, Biedermeier, etc.
- 3—CONTEMPORARY is considered to be present-day design that takes inspiration from the styles of the past, streamlining them somewhat for today's living. It is a modified



**INFORMAL LIVING ROOM** consisting of such features as tweedy rug, provincial wallpaper, painted furniture, homey maple pieces. The loveseat is actually a hide-a-bed.



**FORMAL LIVING ROOM** reproduces the atmosphere of a Louis XVI drawing room for today's living. Use of a single color (celadon green) add to the formality.

kind of modern that pleases many people—not too starkly functional and not too slavishly traditional. Contemporary furnishings are suitable in a Cape Cod cottage as well as in a flat-roofed house of glass.

Your taste may run to straight traditional, or it may be 100 per cent modern. But more and more people have an appreciation of both, and mixing has become a popular procedure. In fact, a traditional room with a few contemporary touches becomes more livable, and a modern room with traditional accessories seems to have added character.

Mixing relieves the monotony of a totally French room or a totally Swedish-modern interior, and it enhances the individuality of a home. While mixing styles, however, adhere to your original decision to keep the atmosphere all-formal or all-informal.

Suppose you admire the lines of classical Italian furniture, and yet you don't want your living room to look like a museum or a Venetian palazzo. You choose tables and chests with traditional Italian lines, therefore, but you introduce seating pieces of contemporary design because of their built-in comfort. Your walls, window treatments and floor-coverings—instead of imitating an Italian interior of the period—have the simplified look of a contemporary room. Lamps and accessories can be traditional in flavor.

On the other hand, suppose you believe strongly in modern design. You like its new ideas, its space-saving characteristics and its functional character. Yet, you want to soften its straight lines and spare proportions. A faded old tapestry, an antique chest and an Oriental rug make handsome accents in such a setting.

A good example of effective mixing was recently produced by a prominent decorator who used a white vinyl tile floor in a room filled with Georgian Colonial furnishings. An Oriental area rug unified one group of seating pieces. The walls were covered with gold vinyl fabric. This contemporary background of 20th century vinyl accentuated the beauty of the traditional masterpieces.

## More Recipes for Mixing

There is another mixing technique that produces interiors of cosmopolitan character. You can mix several styles of the same period. Mix Italian, French and English of the 18th century, for example. Or mix 20th century modern from California, Denmark and Italy.

The mixing vogue applies to cabinet woods, too. No longer is the well-dressed living room furnished with ALL dark mahogany or ALL blond wood. Five or six cabinet woods often appear in a single room, in a variety of finishes from light to dark.

One smart living room designed by a leading decorator included these pieces of occasional furniture: A pair of walnut end tables. Another in black lacquer. A coffee table of white laminated plastic with pewter legs. A low round table in blue mosaic. And two corner cabinets of black iron with glass shelves.

## Be Yourself

Your home is one place where you can be yourself. Your car may look like all the others on the street, and your clothes may follow the current "look," but you don't need to be a copy-cat in your decorating. In the home the trend is to individuality—thanks to the great variety of furnishings on the market and the easing-up of old-fashioned decorating "rules."

With this new freedom of choice, there is a danger that an interior will become a hodge-podge unless you apply certain safeguards. Here are three things you can do:

1—Provide a simple background for your furnishings if you plan to mix styles—or centuries—or cabinetwoods. Keep window treatments and possibly the floorcoverings in the same color as the wall. Avoid too much pattern.

2—Decorate adjoining rooms in the same background colors. Carry one color theme throughout the house for a further feeling of unity.

3—Read an up-to-date book on decorating principles. (The public library has many titles on the subject.) A basic knowledge of color, furniture styles and accessories will help you to mix intelligently.





# Ask the Experts!

ARCHITECTURAL • CONSTRUCTION • INTERIOR DECORATING • FINANCING • ENGINEERING

Q. In a nearby woodlot there is a tree which I am planning on transplanting in my backyard. What are the proper preparations?

A. A good attorney would be your first move. In your state (Michigan) you must be able to show a bill-of-sale when transporting any tree or shrub. Aside from this, however, our suggestion is to forget about the woodlot tree anyway. You will actually save money by buying your tree from a reputable nursery. It will have better feeding roots and will recover from the transplanting shock more surely and quickly.

## HOW TO PLANT TREES

(a) Subsoil should be well-drained. If there is a problem, lay drain tile or raise general soil level by filling before planting. Have one foot of good topsoil over the planting area.

(b) Dig a hole at least a foot wider and 6 inches deeper than the depth and spread of the roots. Use good soil to refill after setting tree slightly below the level at which it formerly grew.

(c) Work soil in to eliminate air pockets around roots —tamp—water. Wrap trunk with burlap or building paper strips — leave on until strips fall by themselves.

Q. A friend advises me that my builder is using lumber cut from dead trees. The builder denies this and I cannot see anything wrong with the lumber. How can I be sure?

A. You can't, but don't worry. For structural purposes, lumber cut from fire or insect killed trees is just as good as any other lumber unless the wood shows evidence of further decay or insect attack. Other than it may be slightly more seasoned at the time it was sawed, even the experts cannot distinguish between "dead" and "live"

lumber. Suggest you stop examining your lumber and examine the motives of your alleged friend.

Q. There are paint spots on my brickwork. Would muriatic acid be a suitable cleaner?

A. Muriatic acid will give you the cleanest paint spots in town. That's about all. To remove the spots, mix 1 1/2 lbs. of caustic soda with 1 gal. of hot water. Apply this solution to the spots and wash with clear water. Repeat until spots disappear. WARNING: Do not allow the solution to get on your hands as it will cause severe burns.

Q. I have some newly planted evergreens. Is there any preparation required for the coming cold weather?

A. You bet there is. Until the ground freezes, keep the plants well watered. It is also recommended you spread a 6" mulch around the base. When cold weather moves in, wrap those overly exposed in burlap or build a burlap or slat fence to help protect the plant against windy blasts. And be sure to brush off branches after a snow to avoid limb damage.

Q. What is the recommended procedure for removing hardened paint from brushes?

A. Hardened paint may be removed from a brush by soaking in a container of paint remover or brush cleaner, or both in the order mentioned, until the paint has softened. Then use a scraper to remove the paint on the outside of the bristles. Wash out the remaining paint with hot water and soap powder.

Q. I like to do my own paper hanging and usually manage to do a top-notch job with one exception. Two or three months after I finish, the corners wrinkle and start cracking. How can I paper around corners?

A. By not papering around the corners. Measure the distance to the corner from last strip on wall. If the space is too narrow for full strip, trim it to fit into corner and extend 1/4 in. onto next wall. After smoothing firmly, take your strip you trimmed off and fit where it would have been before cutting. If the corner is crooked, be sure to lap over at the corner so the opening edge is plumb to start the new wall.

## A QUESTION AND ANSWER SERVICE FOR PROSPECTIVE HOMEOWNERS

The most frequent general interest questions will be answered on this page

Questions should be addressed to:

**FAMILY HOMES PLANNING COUNSELORS**

11711 E. 8 Mile Rd.

East Detroit, Michigan



# A home with a warm heart

(Homograp Plan No. H-494)

A home is only as good as its plan. No matter what style of architecture you prefer or how beautiful the setting, the plan must complement the home or its not the house for you.

This is why our Homograp Cover Home is particularly noteworthy. Two features distinguish it from the ordinary—both aimed at increasing the livability of the home and the enjoyment of the occupants.

First, only a casual glance reveals the strategic position of the kitchen. In fact, it is hardly a kitchen at all but an extension of the family-dining area. Here is a kitchen that literally keeps the lady of the house with her family as she carries out meal preparation routines.

It is also the pivot point for countless other activities. The front door, while effectively hidden from view, is only a few steps away as is the terrace, garage and lavatory.

Well conceived in terms of step-saving planning, range and refrigerator face each other forming an aisle to the adjoining nook. Both have liberal counter space. The number of cabinets is truly a homemaker's dream. In addition to those in the kitchen, the complete 14' - 9" wall in the nook also contains floor to ceiling cabinets with built-in desk.

Adding to the informality of this area is a striking fireplace bar-b-cue—striking because it is constructed from glistening white brick with a foundation raised two feet from the floor of ebony brick.

It is here where the major portion of family activities take place — reading, budget discussions, after dinner conversations and all the other pastimes that absorb family life.

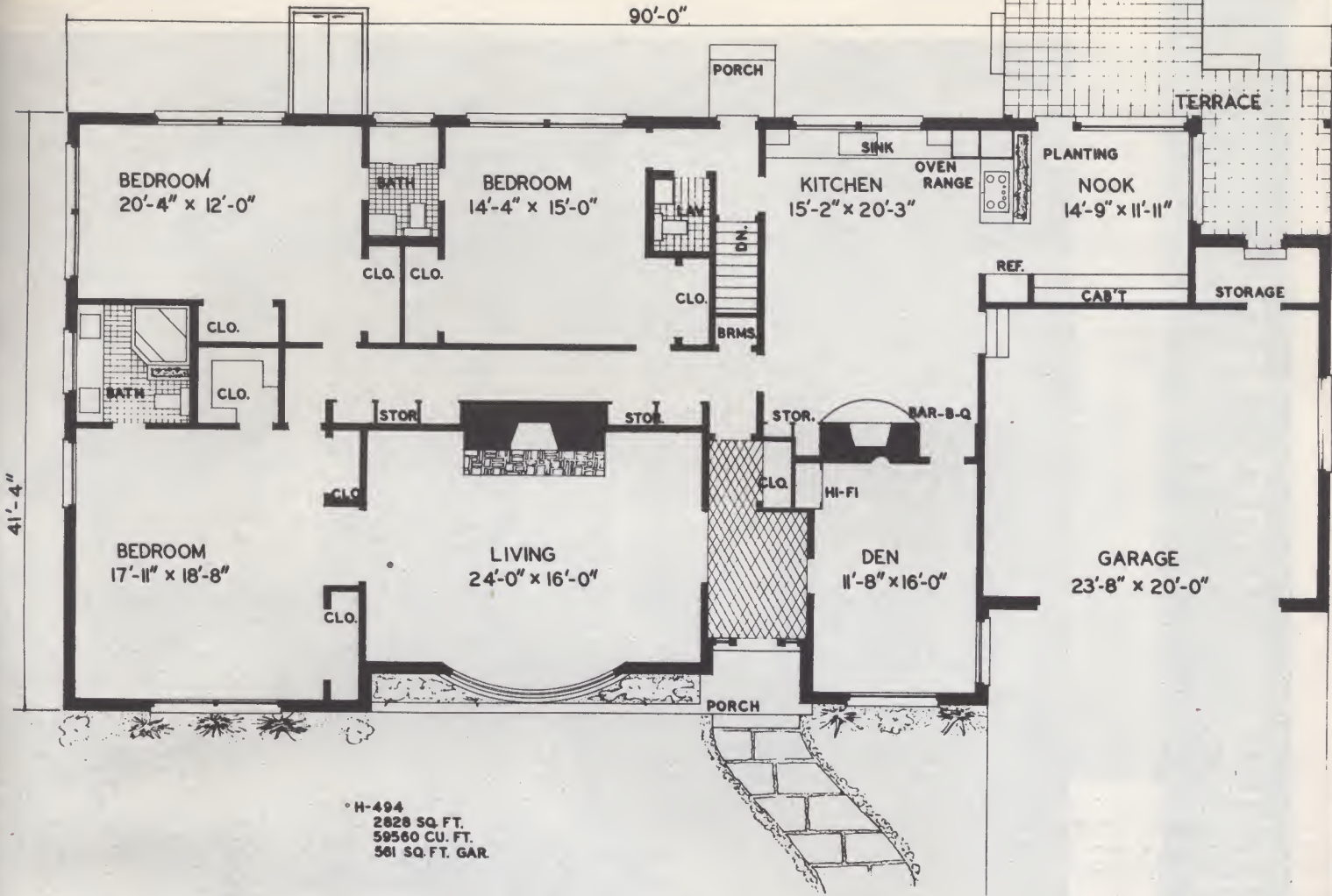
A truly remarkable interior arrangement allows any room in the house to be itself, by itself. Every room has access to an exit without having to cross another room. Still the plan is uncommonly versatile—the strategically placed dining area which also doubles as the family room for active living and the completely set-off living room for quiet activities.

How could any entrance be more inviting. The vestibule is an area in itself—separated from living room, den and central hallway by louvered doors. Here's one home where abrupt intrusions on living privacy is no concern.



This month's cover home was constructed and is now occupied by Mr. and Mrs. Carl Petersen and their four children. It is located in Birmingham, Michigan about five miles north of Detroit's city limits.





This issue's Homograf Cover Home was constructed and is now occupied by Mr. and Mrs. Carl Petersen and their four children. The Petersens decided to build this home following a vain effort to remodel a stately older home in another city. Containing 2828 sq. feet of living space, this selected Homo-

graf Home is big in every sense of the word. Lowness is accentuated by the elongated brick which has a rich texture and is a subtle soft-pink in color. Note the interesting window patterns and warmth generated by the planters and covered porch.





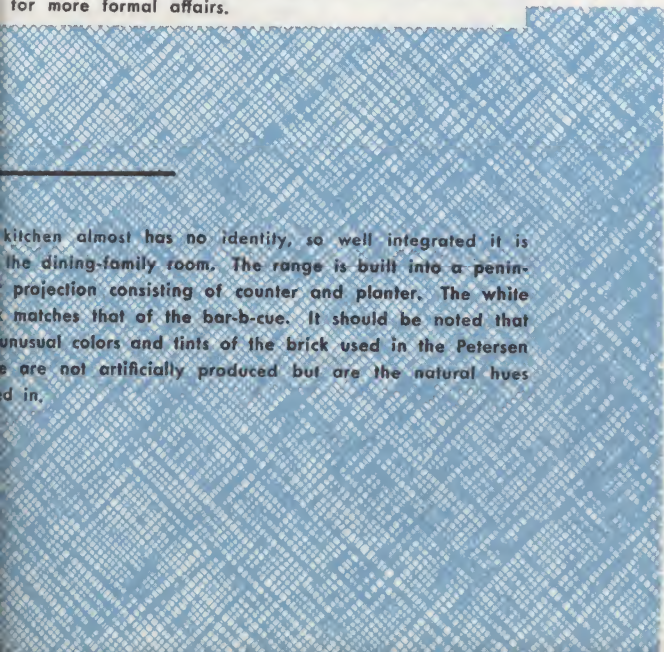
You can buy complete plans on this home







is the home's heart. Of particular interest is the huge bar-b-cue fireplace highlighting this combination dining area and family room. The framing brick is a glistening white and the foundation an ebony black. It is here that most of the family activities take place leaving the living room available for more formal affairs.



kitchen almost has no identity, so well integrated it is into the dining-family room. The range is built into a peninsula projection consisting of counter and planter. The white matches that of the bar-b-cue. It should be noted that the unusual colors and tints of the brick used in the Petersen are not artificially produced but are the natural hues found in.



One of the home's three baths, this room services the master bedroom. Note the abundance of counter space on the vanity. A planter separates the tub from the water closet.

A truly remarkable interior arrangement allows any room in the house to be itself, by itself. Every room has access to an exit without having to cross another room. Still the plan is uncommonly versatile—with strategically placed dining area which also doubles as the family room for active living and the completely set-off living room for quiet activities.

Although possessing a warm heart, our Homograft Cover Home has much more to offer than just a plan.

At first sight, it is obvious that this is no ordinary home. A unique soft-toned pink brick and sparkling white trim impart a distinctive freshness to its up-dated New England design.

And yet, in spite of this originality, it still retains a familiar look—the look of a house we grew up in or the one of an envied friend.

Perhaps this feeling is generated by the comforting covered porch with its stately white wrought iron resting seat and overflowing planters. Or maybe it is the crisp grid and diamond patterns of the wood window sashes. And, it might be this nostalgia was created by the sweeping kelly-green lawn that extends along the home's 90 foot front.

The feeling is even more apparent once inside. A room-size vestibule betrays the spaciousness of the home. To the left behind louvered doors is the living room. Well away from the home's heart, this room is reserve for formal affairs. A huge fireplace of ledge rock commands your attention upon entering the room but not for long because there is so much else to see.

Adding to this area's atmosphere of serenity are adjoining three master-size bedrooms. Still, the privacy of the living room need not be violated to reach these rooms due to the central hallway running almost half the length of the home. Each of the bedrooms are well-windowed and are serviced by separate baths or lavatory—a convenience every family with three or more children can appreciate.



# STOP WASTING FIREPLACE HEAT

• build masonry around

## HEATFORM

The Superior Heat Circulating Fireplace Unit

The HEATFORM fireplace is the heart of the home where family and friends gather. No other modern convenience contributes more to comfortable living.

HEATFORM retains the hospitality of the open hearth. It is built to furnace principles, with air chambers to capture and circulate heat usually lost up the chimney.

HEATFORM fireplaces cost but little more. The unit consists of firebox, throat, dome and damper, replacing other materials and labor necessary in ordinary fireplaces.



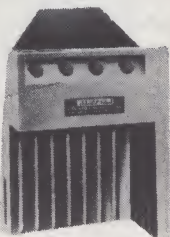
Fireplace built around Model "A" Heatform. Cool air inlets in raised hearth and long panel warm air outlet formed of spaced masonry.



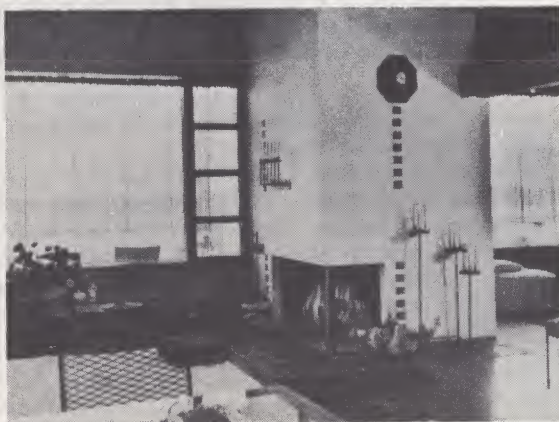
HEATFORM has all the good qualities of other circulating fireplace units, PLUS these exclusive advantages:

- ribbed reinforced boiler plate firebox for greater strength
- all metal parts in downdraft sealed with masonry to prevent corrosion
- larger air inlet and outlet and contact of air to all heating surfaces prevent the metal from overheating
- air chambers surround the firebox and throat. Multiple connecting air passages around and through the throat add valuable heating surface. Heat captured by upper chamber is lost by other units. These round air passages are spaced for proper passage of smoke to the chimney
- HEATFORM is a guide for the masonry (HEARTH TO FLUE) assuring perfect draft

**INSIST upon HEATFORM. No other fireplace will serve you as well**



Fireplace built around Model "S" Heatform. Note unique method of spacing cool air inlets and warm air outlets of Masonry.



**HEATFORM IS SOLD THROUGH LEADING BUILDING MATERIAL DEALERS EVERYWHERE**

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\*HEATFORM is the registered trademark of Superior Fireplace Co.

# PARTY—LINE

by

James Wheeler



If your area experienced water problems this summer, consider the problems of Los Angeles where water must be piped in from the High Sierras, 300 miles away.

\*\*\*

This will soon change, however, as plans are being drawn up to pipe the water in from Northern California—500 miles away. Oh, this modern age.

\*\*\*

While on the subject of municipal services, you might be interested in the effects of new homes being constructed and sold within the limits of an average city.

\*\*\*

Drawing upon the American Society of Planning Officials for source material, here's the effect in dollars and cents when 100 families move into a medium-large city.

\*\*\*

Immediate need would be 2.2 more grade school rooms for the children and 1.65 high school rooms — cost: \$120,000.

\*\*\*

About fifty of the children would be in grammar school, twenty five in junior high and twenty five in senior high. To adequately assimilate these youths, four school teachers would have to be added to the staff . . . cost: \$30,000.

\*\*\*

In terms of utilities, the 100 families would increase water consumption by 10,000 gallons daily. There would be need for more street cleaning, more garbage collection, more tax collecting.

\*\*\*

The purchase of four acres of land would be necessary. One for a High school, one for park purposes and one for play area.

\*\*\*

The city would need 0.8 new employees in the police department and two-thirds of a new fireman. Probably four others would have to be added to the payroll. Cost: \$4,500 to the police budget; \$2,820 to the fire department; \$13,500 to the general payroll per year.

\*\*\*

Other facilities would have to be increased accordingly. A new hospital bed would have to be added — cost: \$10,000.

\*\*\*

Five hundred new books for the library would be necessary to maintain the previous level of services.

\*\*\*

Even a fraction of a cent in the jail would have also be included in the additional services. These are only a few of the effects when just 100 families move into a city. Last year over a million new homes were constructed in the United States.



# BUILDING PLANS

*by HomOgraf*

*Planning America's Homes*

## RESEARCH



To Serve Home Owners Best

## DESIGNING



For Convenient Living

## ENGINEERING



For Structural Safety and Years of Life

## TECHNICAL EXPERTS



Check for Perfection



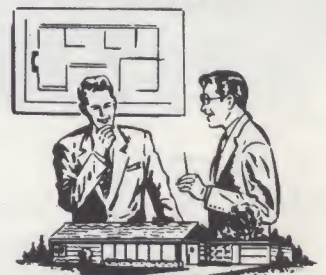
## ARCHITECTURAL DRAFTING



Supervised by Registered Engineers and Architects



## ART DEPARTMENT



Contribute Aesthetically to all Designs

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Although the custom designed homes illustrated in this publication may appear expensive to build, actually this is not so. Efficient engineering and the use of standard sizes of materials eliminates considerable cost and enables you to build a HomOgraf home with its style, distinction and top resale value for little more than the cost of a plain box-like production built house.



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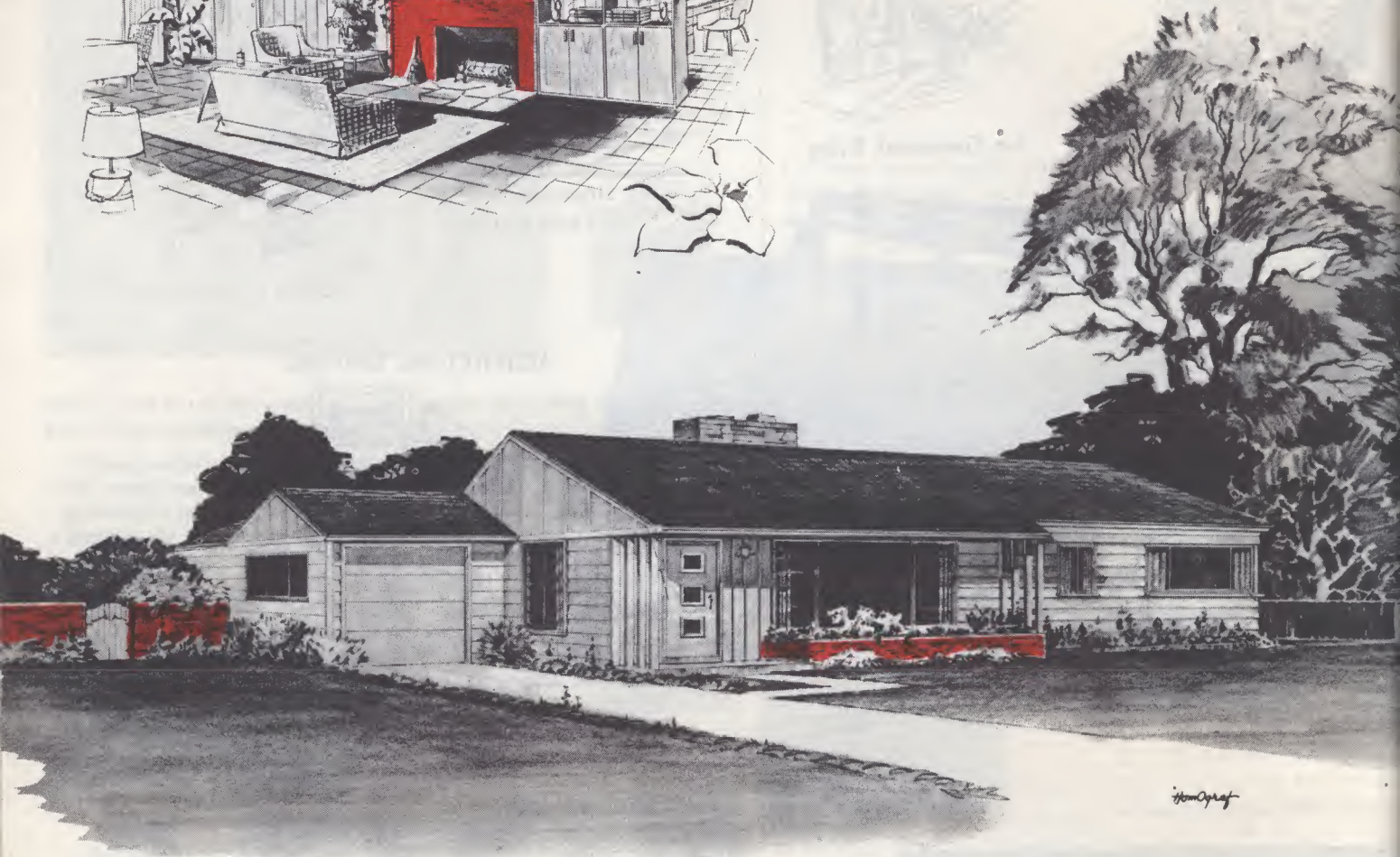
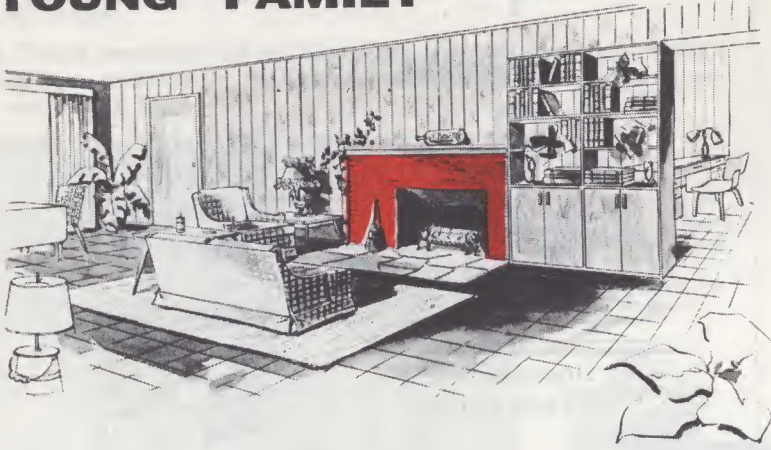
SEALS OF EXCELLENCE



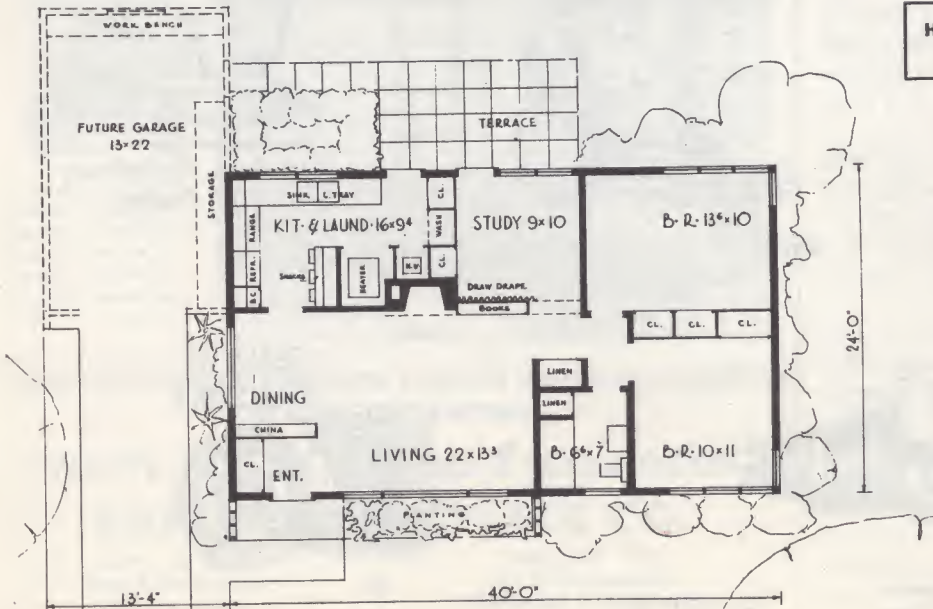


# PERFECT FOR THE YOUNG FAMILY

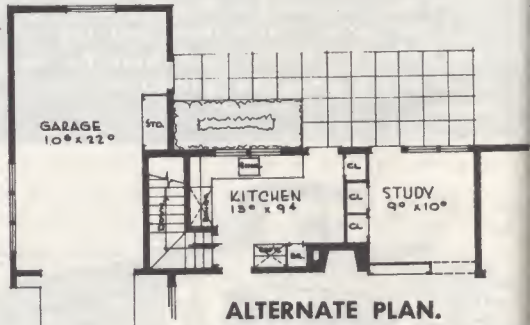
This charming home design tops HomOgraf's list of best sellers. The combined living and dining area with fireplace, is nice and roomy and will permit plenty of sunlight from the large windows. The study alcove, partially separated by bookcase, is original and practical. Ceiling hung draw drapes will convert this room into an extra bedroom or a permanent wall and doorway may be used if preferred. With a minimum of hall passage area; large bedrooms, ample closet space, a bath and the step-saving kitchen-laudry arrangement, this design is exceptionally convenient. The terrace has entrance from both kitchen and study. Blueprints include an alternate plan for the basement and details for a garage.



HomOgraf

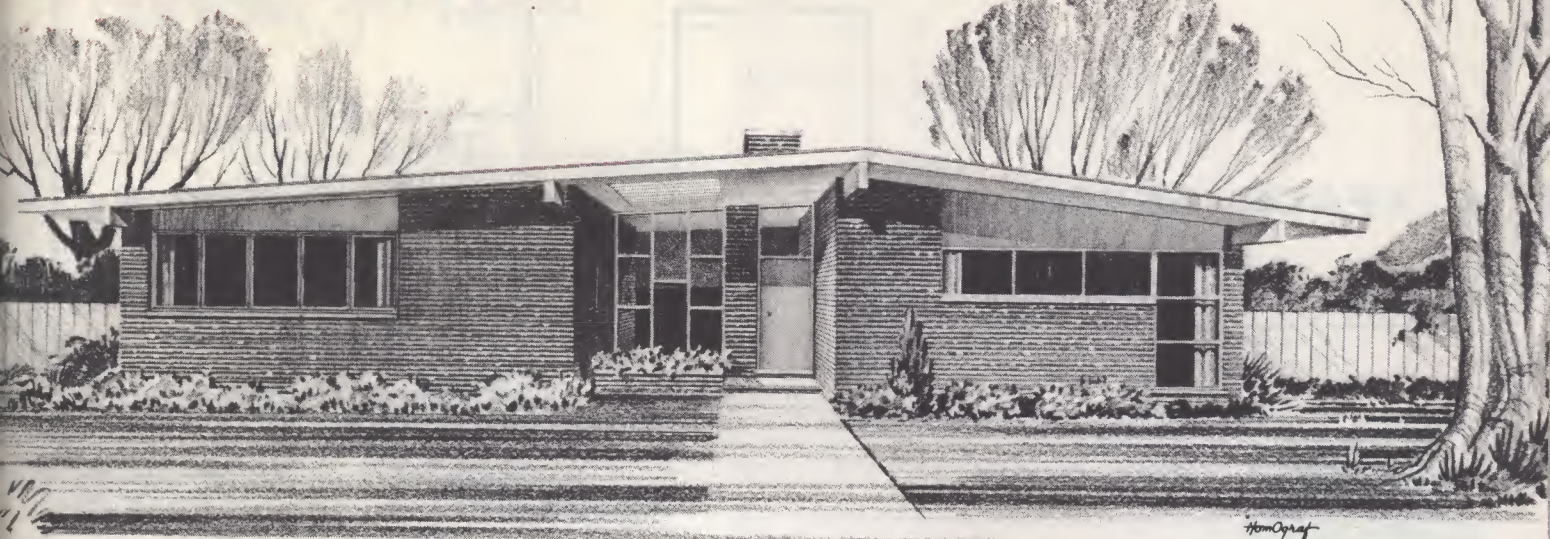


**Design H-7R**  
House: 960 Sq. Ft. 10,723 Cu. Ft.  
Garage: 300 Sq. Ft.





# CONTEMPORARY "H" PLAN

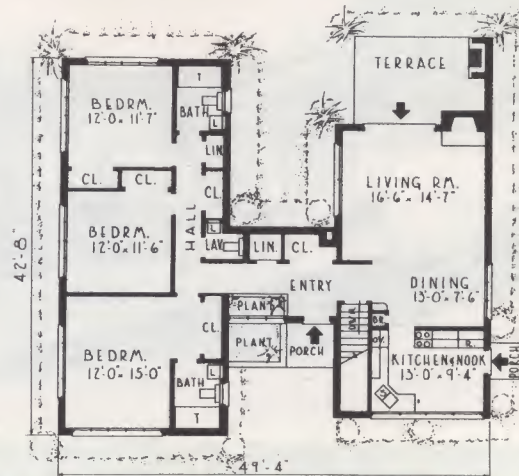


## Design H-458R

House: 1,556 sq. ft.

20,921 cu. ft.

Planned for maximum privacy and complete separation of sleeping wing, this "H" plan has many advantages. The inviting entranceway is a sunlit area with a planter inside the entry. To the right are located the service, dining and living areas of the home and to the left the well appointed, and completely private, sleeping wing. Note the smooth efficiency and interesting window arrangement in this kitchen. As for the living and dining room, here's an area that will lend itself to a variety of furniture arrangements. It features a sliding window wall to rear terrace. A barbecue grill on the terrace makes outdoor dining a pleasure. Master bedroom has its own bath. Another full bath and a lavatory complete the sleeping wing.



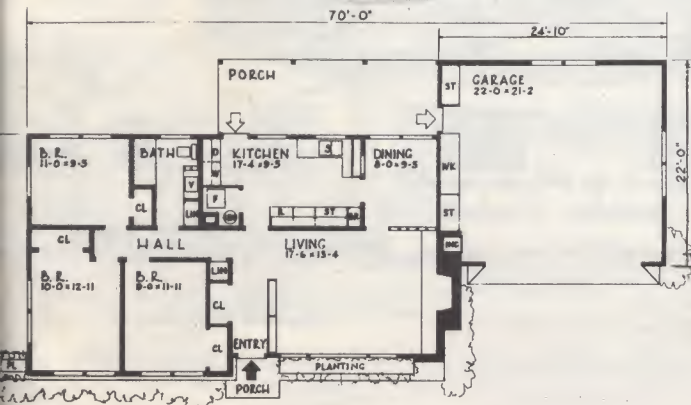
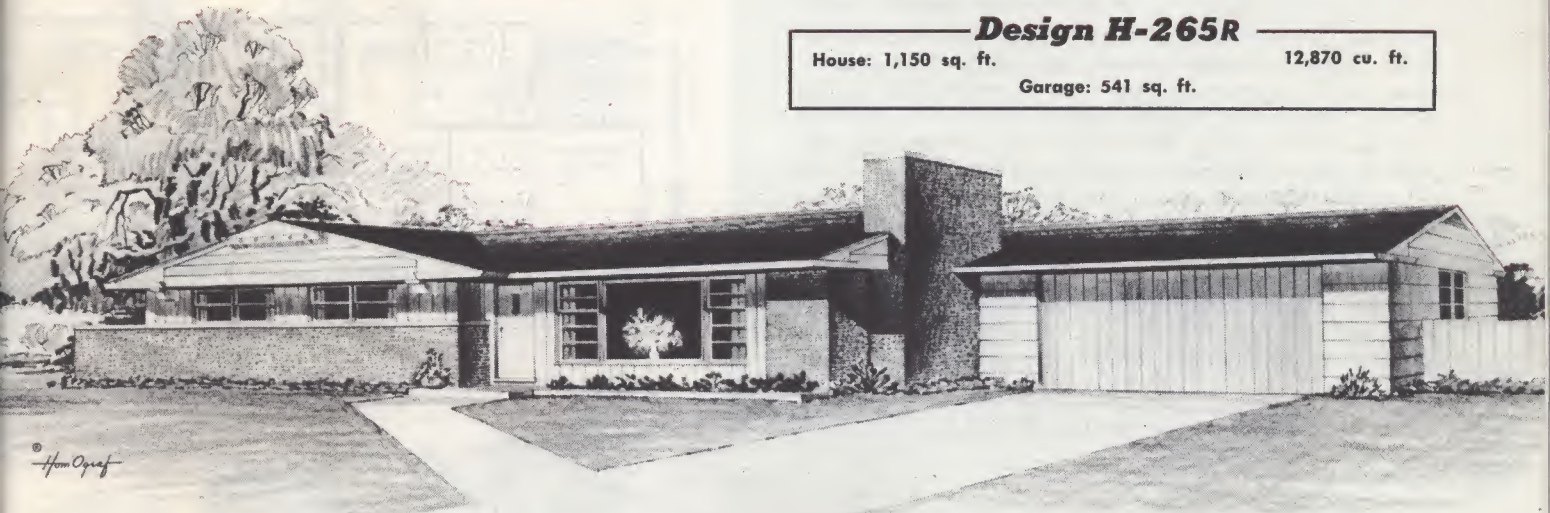
# APPEALING DESIGN STRESSES CLEAN CUT FEATURES

## Design H-265R

House: 1,150 sq. ft.

12,870 cu. ft.

Garage: 541 sq. ft.

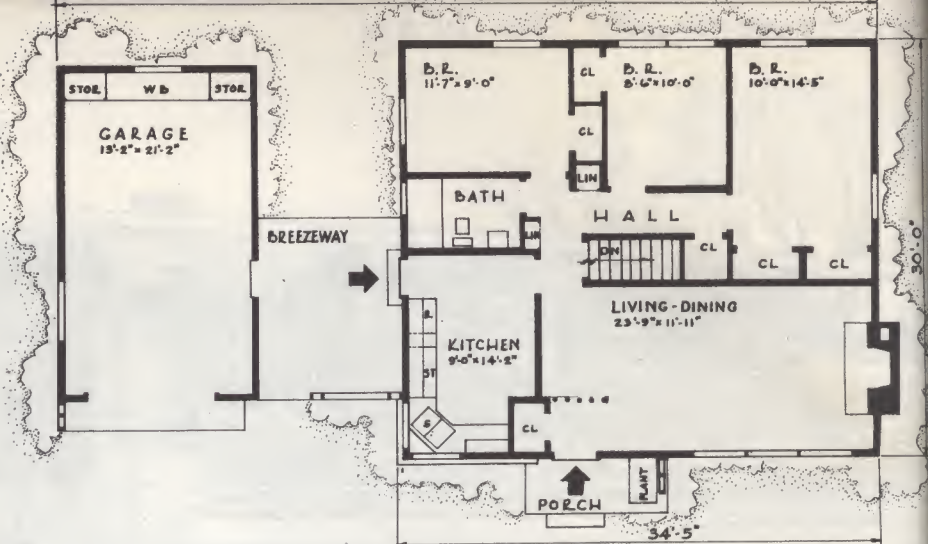


For the Modernists in our midst, here's an example of a truly contemporary design. By its very simplicity and cleanness of lines this three bedroom ranch home stands on a level with the finest in modern designs. Large closets are featured in all bedrooms and high windows are used throughout for good furniture arrangements. The spacious bath includes vanity and towel cabinet and the kitchen has laundry facilities at one end and table space by a sunny window. A trellis is designed by the pass-through from the kitchen and dining area and the living room features a stone wall with fireplace. Note the covered rear terrace and two car garage with incinerator and work space.

(ALTERNATE BASEMENT PLAN INCLUDED)



## A SPACE SAVER



### Design H-295 R

House: 1,020 sq. ft.

Garage: 336 sq. ft.

19,635 cu. ft.

Neat and trim, this three-bedroom home of cedar shakes and brick construction boasts a full basement with plenty of room for recreation. Large closets are found in the sleeping areas and the kitchen features a cheerful work area with a corner sink under a window. The large living-dining combination is well lighted by the large picture window and includes a fireplace at one end. There is a guest closet in the separate entry hall which is made private by an attractive trellis partition. With a breezeway leading to garage, ample storage and cabinet space in the garage, plus a gabled roof and colorful planting box, this home invites a second glance.

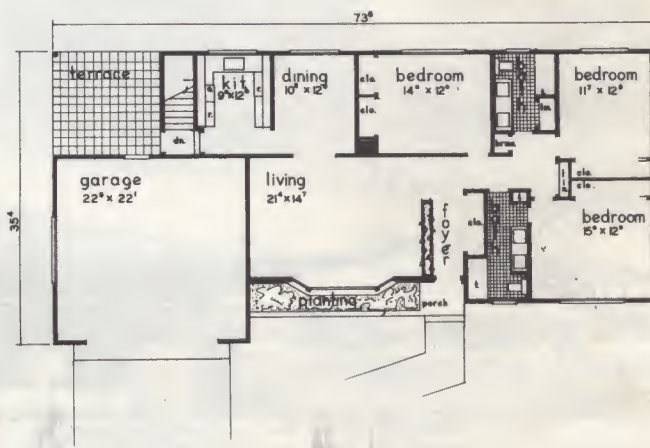
### Design H-468R

House: 1,646 sq. ft.

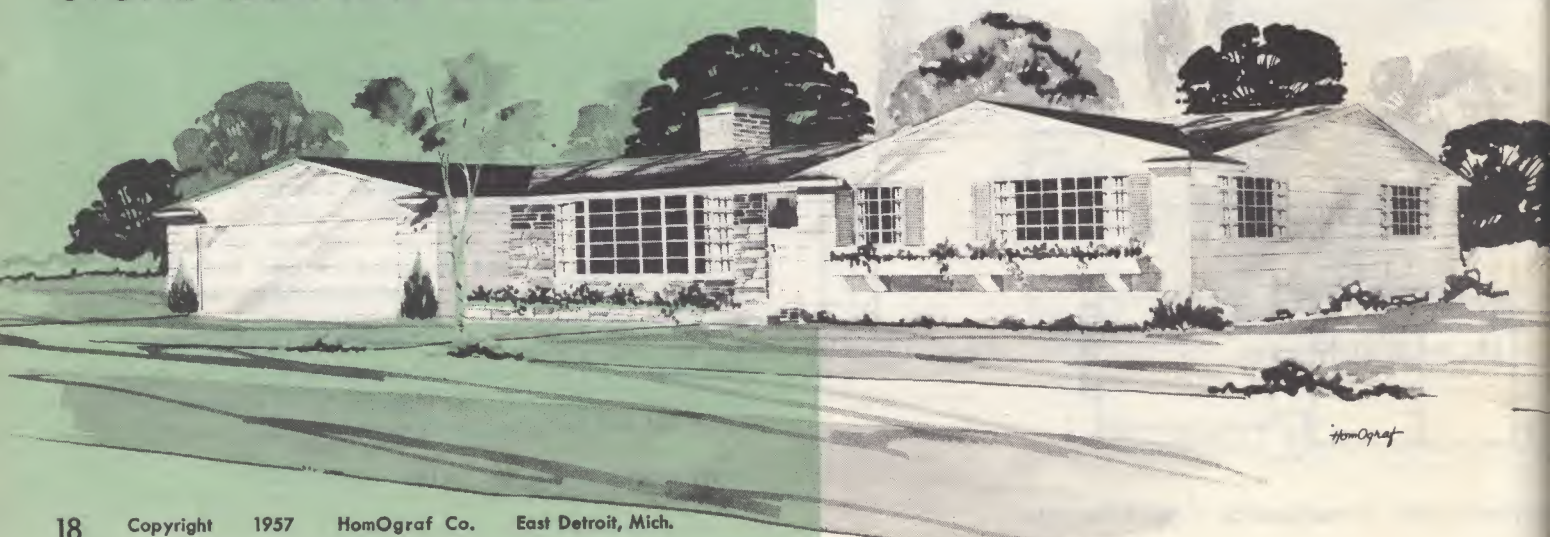
Garage: 527 sq. ft.

31,414 cu. ft.

This room arrangement is geared to present day living requirements. Note the lovely planter near entry. 30 inches in height and containing a copper liner for your plants, it is a welcome bit of color and a delightful separation between foyer and living room. The living room with its long, unbroken wall lengths and cozy bay view window give you a splendid relaxation center. The built-in range is next to the dining room . . . hot food is just a step away from the table. Also notable is the two bath layout—each has double bowl vanity unit, a most welcome convenience indeed. Master bedroom has direct access to front bath. Stairs to the basement, terrace and rear door to garage are near the kitchen. Sleeping section contains three spacious bedrooms.



## STONE TRIM HAS APPEAL





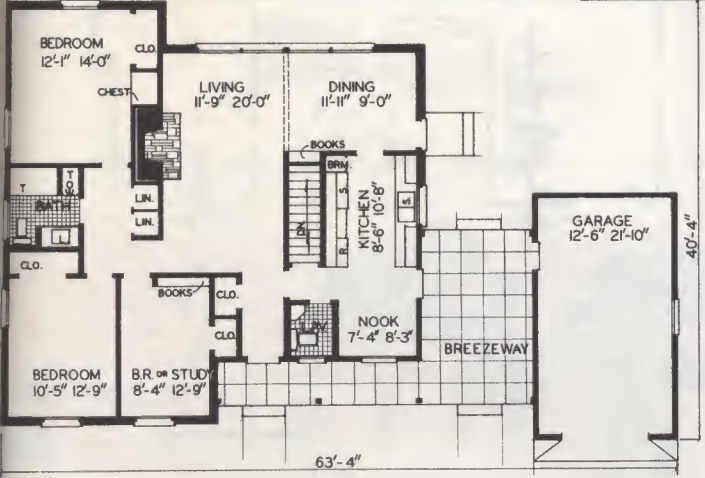
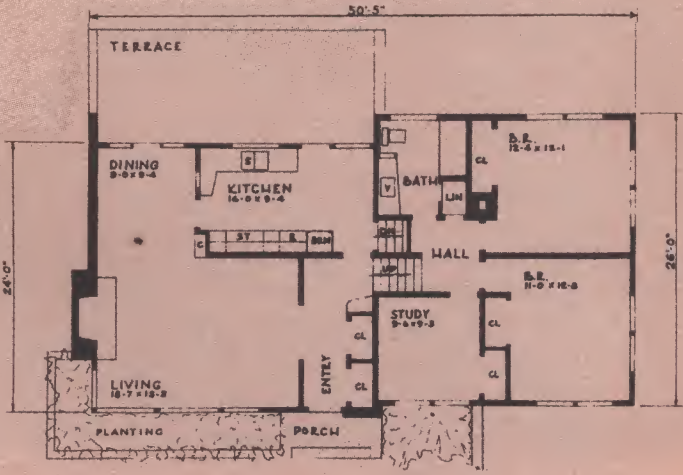
STRIKING TRI-LEVEL

Design H-253R

House: 1,257 Sq. Ft.

18,187 Cu. Ft.

This tri-level with its uncluttered wall spaces and floor areas, is a comfortable, labor-saving home which every family will enjoy. The three levels, divided into work, living and sleeping areas are planned for easy traffic circulation. With the large garage designed for the lower level, the first level includes a separate entry, fireplace in the living area and a terrace opening off the dining room and kitchen. The plan calls for two bedrooms and a study which could also be used as a third sleeping area . . . all including ample closet space. Note also the vanity, partial basement, wide overhang on the exterior plus the lovely planting box. This will truly be "the" home of the neighborhood.



Design H-493R

House: 1,343 sq. ft.

Garage: 302 sq. ft.

24,496 cu. ft.

In this attractive home there is unrestricted access to each area for smooth traffic flow. Front entrance provides convenient approach to the kitchen, living room and the bedrooms. Kitchen work center is unusually well planned. Front-facing breakfast nook has breezeway access. Each room is spacious, living and dining rooms offer maximum comfort, while the lavatory and bath locations are most convenient. Built-in chest in master bedroom; double linen closet in hall; towel cabinet in bath; a book built-in in 3rd bedroom, a china cabinet are just a few of the features that will win your approval. Heating and laundry facilities are located in the full basement.

EASY TRAFFIC FLOW



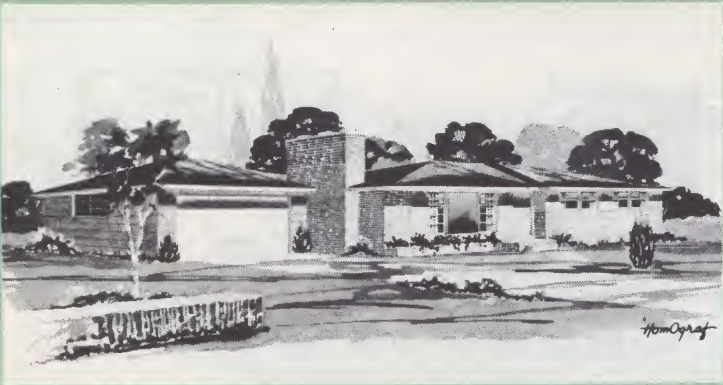


# CHOICE OF TWO ELEVATIONS

This three bedroom, with basement, ranch home wears TWO faces . . . and ONE practical floor plan! Now you can have a floor plan that gives you maximum livability . . . and match it up with an exterior that appeals to you. Half of this room arrangement contains your most lived in portion: The living room, dining area and the kitchen. The designers have made it spacious, functional and beautiful. Rear door and basement stairs are off the kitchen landing. The other half of the floor plan is devoted to a well proportioned sleeping wing. Here you have plenty of light and air and abundant closet space. Full bath completes this section. Order the plans by number shown above elevation you prefer . . . floor plan will be same in each case.

## Design H-478R

House: 1,161 sq. ft.	20,107 cu. ft.
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## Design H-350R

House: 1,161 Sq. Ft.	21,557 Cu. Ft.
Garage: 497 Sq. Ft.	

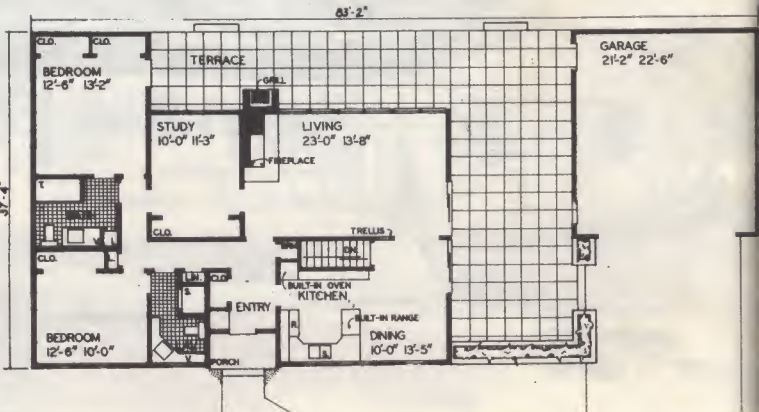


# NOVEL WINDOW TREATMENT

## Design H-490R

House: 1,428 sq. ft.	26,214 cu. ft.
Garage: 513 sq. ft.	

This home, designed in a casual contemporary style, contains many fine features. It will appeal especially to young moderns as well as those who seek something different so that an unusual and interesting interior can be achieved. Imagine the delight of the creative homemaker who sees this window arrangement and the studio ceilings through-out. The flush panel door is framed in glass admitting light into the entry hall, for a charming, well lit entrance into your home. There's an indoor planter to the left of the door. To the right we have a sliding door to the kitchen, ahead the hall leads to the living room and the sleeping section. The living room has panoramic windows overlooking the terrace. The windows extend almost from floor level to the top of the studio ceiling and are broken up into interesting panels.





## FOR GRACIOUS LIVING



### Design H-77R

House: 888 Sq. Ft.

24,130 Cu. Ft.

Garage: 384 Sq. Ft.

So very attractive with its beautifully styled exterior, large picture windows and overhanging roof, this is a home that commands respect. As you walk through the vestibule which includes a coat closet, you enter a huge living room featuring a wonderful fire-place. Included in the L-shaped living-dining area are built-in china cabinets and buffet. Now going into the large, well planned kitchen and down a short hall to the sizable library with closet and storage space and with adjoining lavatory, you will see that this design is planned for easy accessibility to all rooms. A large family will like the convenience of four bedrooms upstairs plus the cedar closet and second bath.

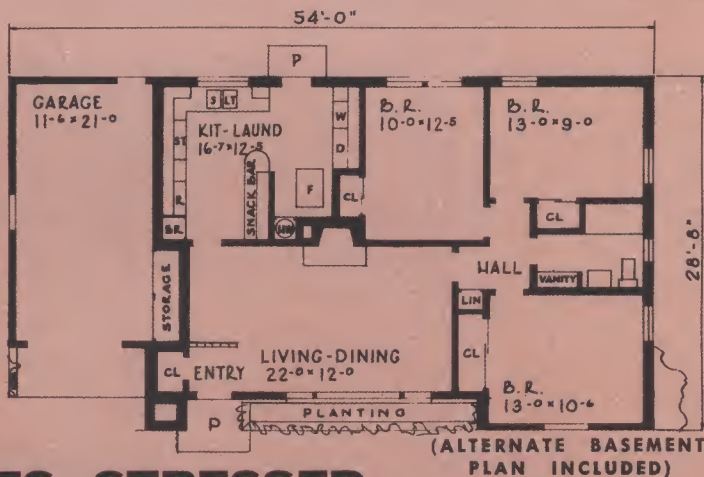
### Design H-173R

House: 1,132 sq. ft.

13,442 cu. ft. (No Basement)

Garage: 282 sq. ft.

This home is planned for top-notch living. Of special interest is its minimum amount of hall passage space, thus cutting down on construction costs. Entering from the vestibule, guests are impressed by the long, spacious living-dining area, with cheerful fireplace arranged to warm a dinner party or bring color to a quiet evening of relaxation. A large kitchen-laundry arrangement including the ever-popular snack bar, and three good sized bedrooms and bath, all combine to increase the livability in this attractive home. Notice the built-in vanity in the bathroom—a luxury women will appreciate. And note too, the sliding door closets, along with ample linen and storage space.

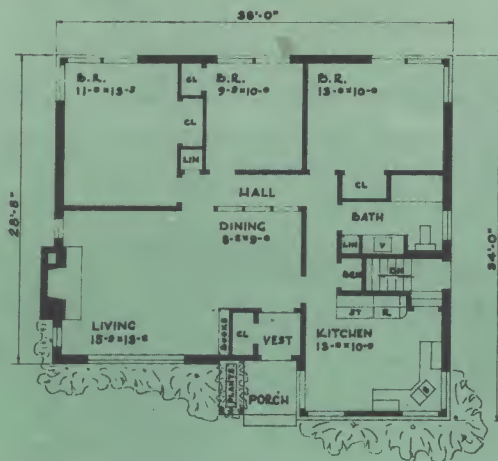


## HORIZONTAL LINES STRESSED





# NEAT AND TRIM



Don't say it . . . we know . . . it's too good to be true. But it's right here in black and white and can easily become the REAL home you've often thought about. Special features inside are not mere fads and frills but actual conveniences. Note the well sized bath with the built-in vanity so appreciated by women, along with the abundance of closets and linen space. The floor plan including entrance hall, living-dining area, three bedrooms and spacious kitchen with nearby stairs leading to basement, is all arranged for good traffic circulation. While the dining room has the appearance of being part of the living room, the built-in book case acts as a separation between the two areas.

## Design H-209R

House: 1,167 Sq. Ft.

21,158 Cu. Ft.



# COLONIAL SPACIOUSNESS



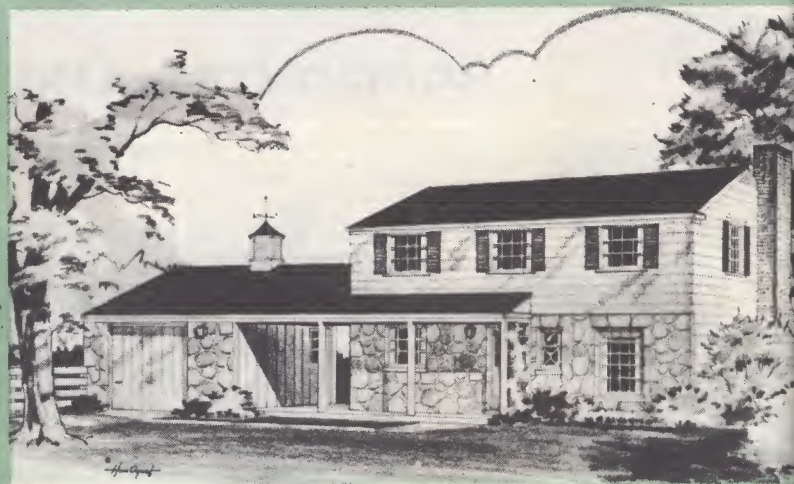
## Design H-76R

House: 703 Sq. Ft.

Garage: 349 Sq. Ft.

18,773 Cu. Ft.

This impressive four bedroom home will be appreciated by a large family. A lovely exterior in a combination of fieldstone and frame enhances the beauty of this dwelling. The center hall permits excellent traffic circulation, as members of the family can enter any room or basement without disturbing other areas. The spacious first floor den, with lavatory, could be used as a fifth bedroom. The massive living-dining area, with large fireplace and built-in China cabinets and buffet, overlooks a lovely terrace. The roomy kitchen with combined breakfast nook, will easily hold all the modern essentials of a well-run home. Without garage, this home can be built on a 45' lot.

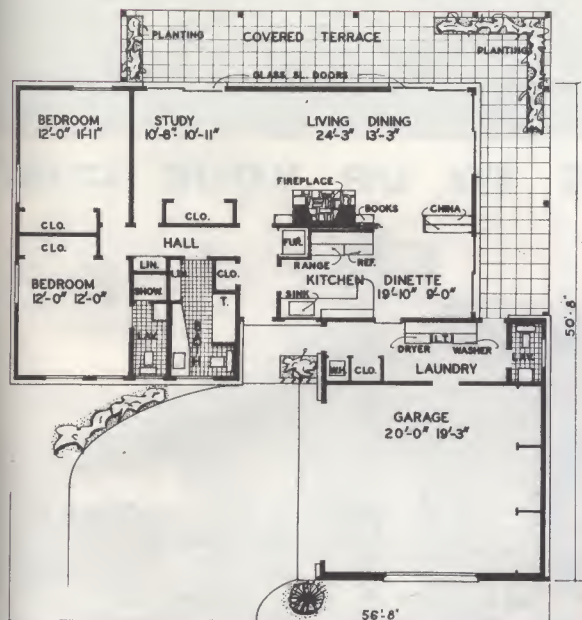




15,228 cu. ft.

**Garage: 637 sq. ft.**

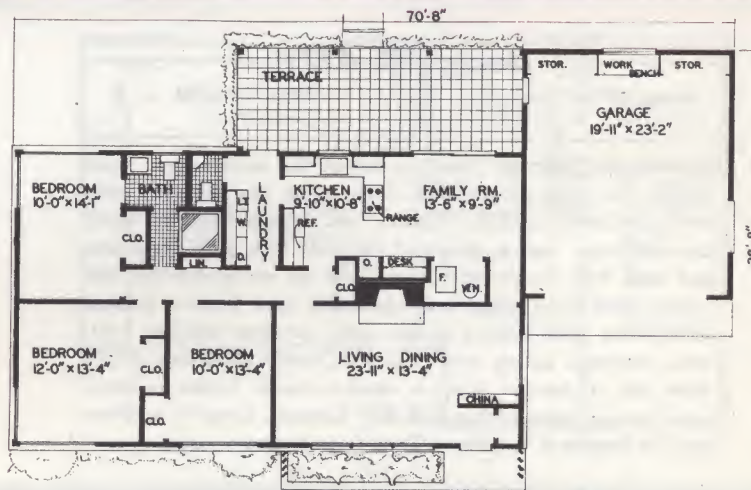
A modest home with simple architectural styling, this plan has many big home features. Basically designed as a two bedroom home with a study that is divided from the spacious living room by a folding wall. This layout is adaptable to various living requirements. The "L" shaped terrace forms a right angle around the house and may be approached from the laundry room, dinette and the living room. There's a sliding window wall in the study, another in the dinette. Living room fireplace has central location backing the kitchen range and refrigerator. Furnace is also located in this "island" for economic operation. The laundry room has a lavatory; a door to the terrace; a clothes closet; a self-closing door to the garage and an enclosed water heater.



16,112 cu. ft.

**Garage: 492 sq. ft.**

Almost evenly divided into two parts, one for living and food preparation space the balance for sleeping facilities and laundry room, this arrangement has been planned for maximum comfort and convenience. A basementless design, this home contains the necessary storage space where needed and in the attached garage. The generously proportioned living-dining room has a multi-pane view window with top vents, a long unbroken wall length for furniture placement, a fireplace and a china cabinet in the dining area. There's an ideal kitchen-Family Room layout. Furnace and water heater are enclosed by louvered doors, a planning desk and built-in oven are located back of the fireplace while built-in range is located for convenient food service. Laundry room with lavatory, is a compact area with access to rear porch and center hall.



## RUSTIC TOUCH

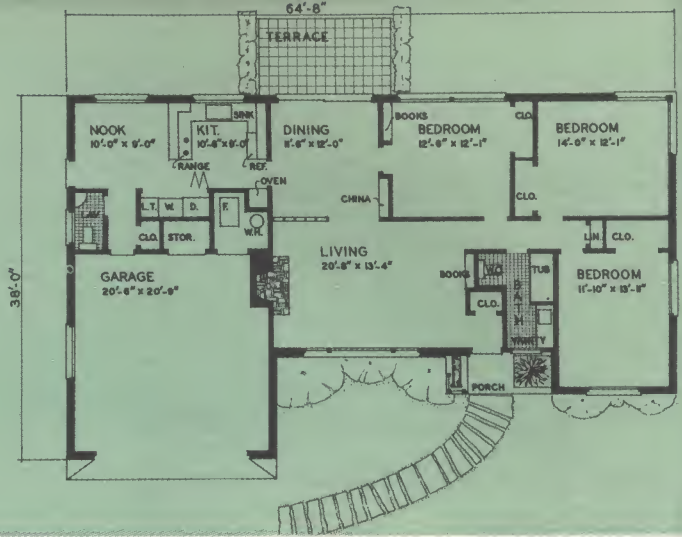


# UNUSUAL LAYOUT

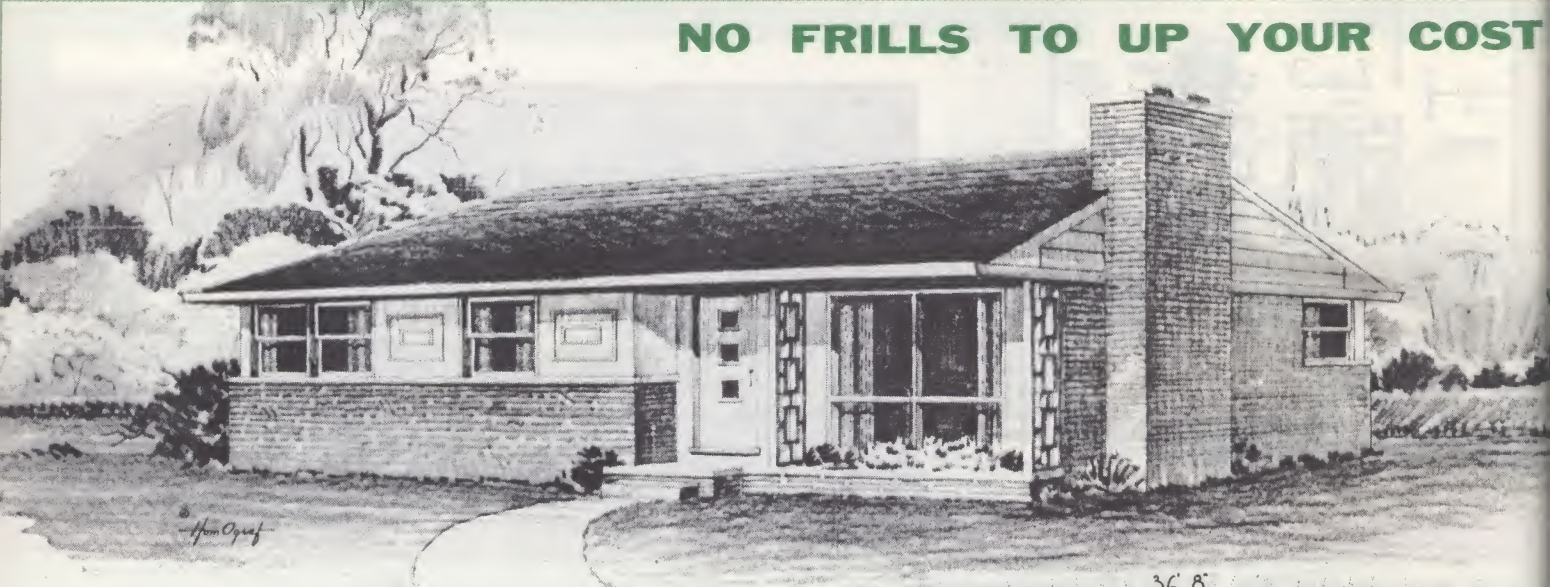
## Design H-495R

House: 1,591 sq. ft.      16,352 cu. ft.  
Garage: 465 sq. ft.

A spacious three bedroom ranch model with large living and dining facilities, this home has a rather unusual room layout. Notice how neatly the dining nook, kitchen, lavatory, laundry facilities and heating unit space fit across the back of the attached double garage. This gives a trim straight line appearance across the back of the house and an interesting irregularity in the front elevation. Each of the three bedrooms is better than average size and the full bath has an excellent arrangement. A fireplace, abundant closet space, practical placement of kitchen equipment and laundry facilities plus built-in oven and range are some of the other features that make this home outstanding.



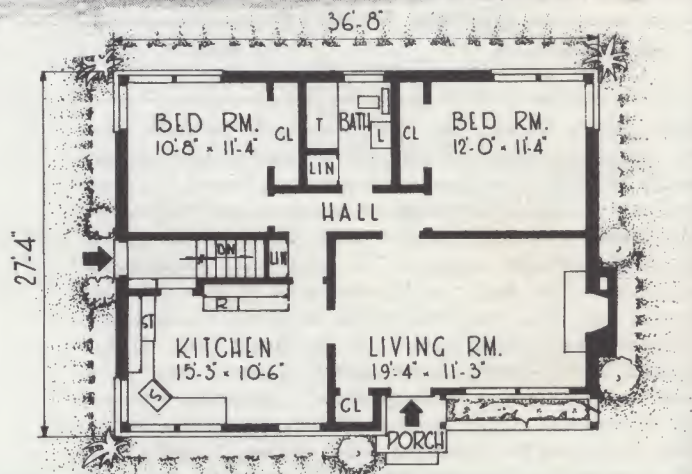
## NO FRILLS TO UP YOUR COST



## Design H-417R

House: 959 sq. ft.      18,482 cu. ft.

A neat two bedroom home in which the kitchen has main billing. The well proportioned living room has fireplace with brick trim, large picture windows with bottom vents for good air circulation and a plastered archway into hall. Bedrooms and bath with double size linen closet are across back of the house. Extra linen closet is in short hall near kitchen. Kitchen faces street with popular corner sink, excellent window treatment, spacious eating area and good traffic circulation which make this a cheerful, easy to work in room. Access to basement stairs is from kitchen and side entrance. Laundry facilities will be located in basement. Fruit room is under stairs.

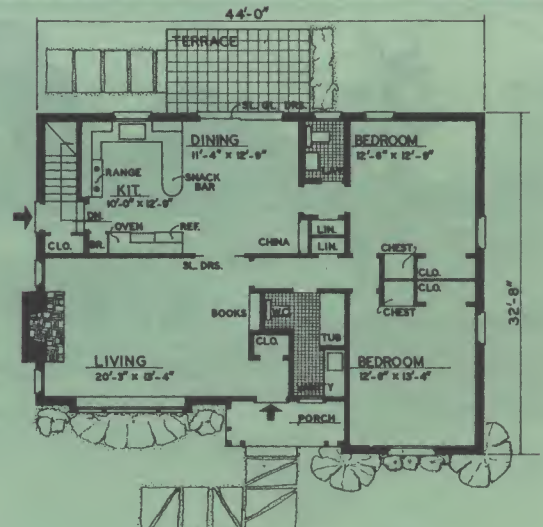


# SPACIOUS TWO BEDROOM HOME

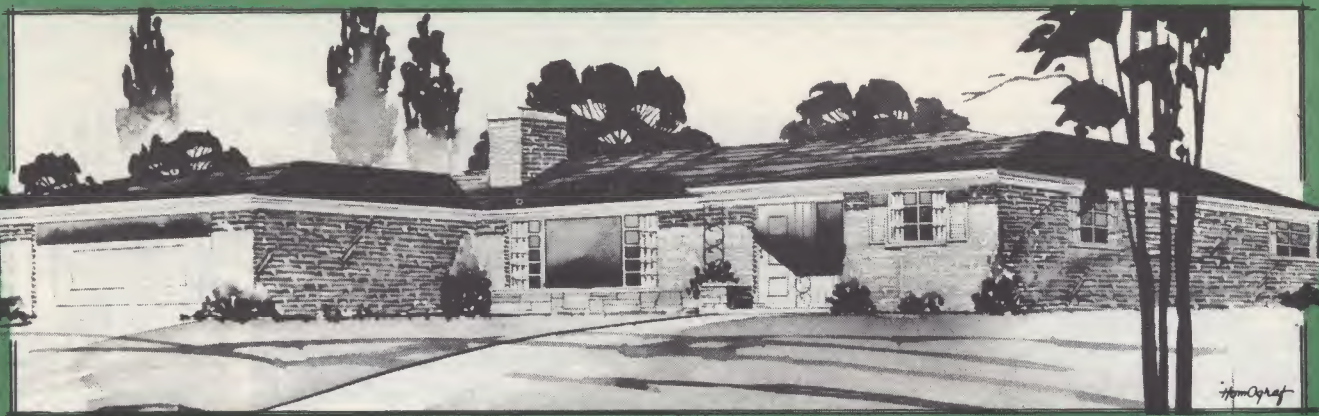
## Design H-502R

House: 1,297 sq. ft.      25,380 cu. ft.

Altho this plan calls for only two bedrooms it contains 1½ baths, a Family Room and a full basement. Note particularly the dimensions of both bedrooms, their large closets, the built-in chests and the cross ventilation. The rear bedroom has what amounts to direct access to the lavatory. Now for the kitchen-Family Room arrangement . . . here is imaginative planning indeed. Double sliding glass doors in the Family Room make outdoor dining or relaxation on the terrace very convenient, while the kitchen work center is positioned to ease food preparation. Snack bar is a partial divider. Basement stairs and an extra closet are located near service entrance. The living room with its fireplace, wall space and view windows will lend itself to a variety of furniture arrangements.







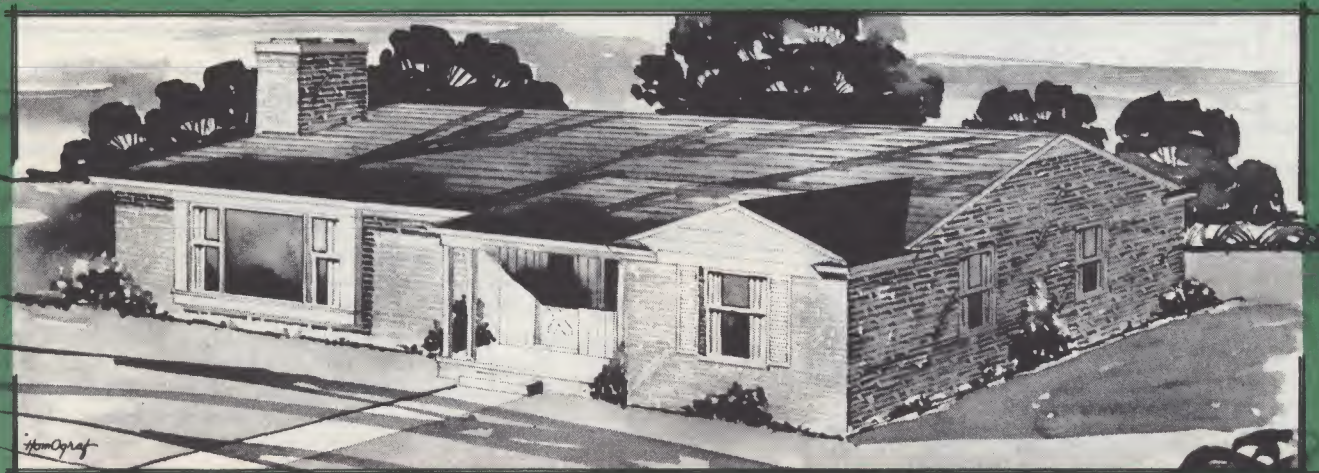
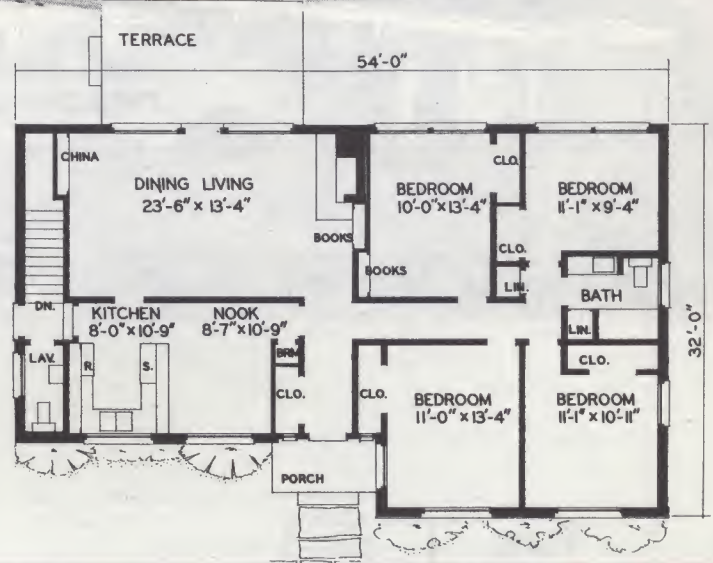
# TRIM FOUR BEDROOM HOME



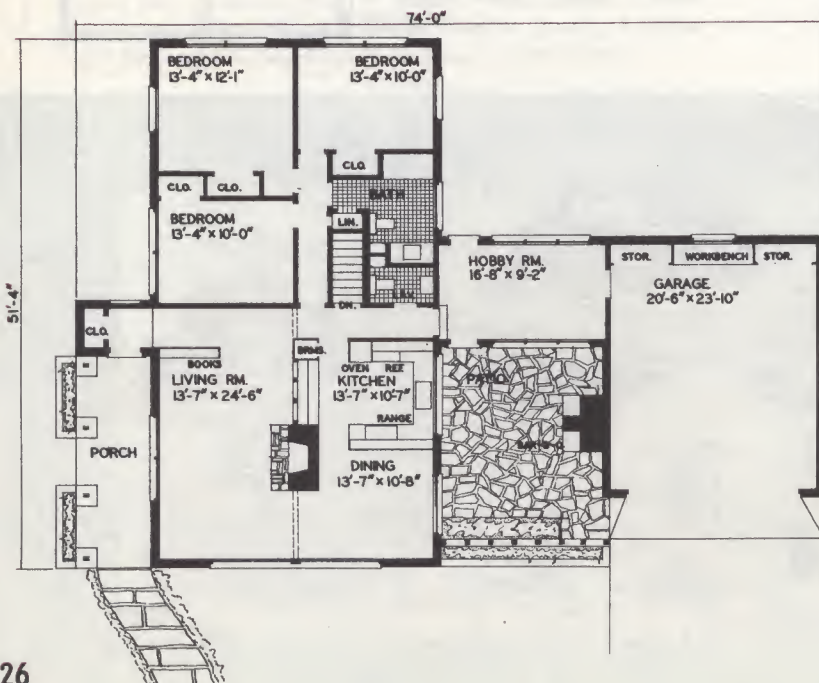
## Design H-460R

House: 1,548 sq. ft. 28,989 cu. ft.

Among the many favorite features in this home are: An easy to work in kitchen and large dining nook facing the street; a lavatory near the service entrance; rear location of living-dining room for added privacy; a terrace off living area; four bedrooms; a conveniently located full bath; an excellent traffic pattern and a full basement. Put them all together and you have the ingredients for years of comfortable living. There are plenty of closets for clothes, a guest wrap closet and two linen closets. Brick veneer construction keeps maintenance costs at a minimum.







28,886 cu. ft.

This is a home with a truly luxurious living plan. Note the space-saving of the projecting front entry at the end of the long, front porch that runs along the full depth of the living room. When you enter the impressive social area you will be delighted with the open planning that encompasses the living room, dining room and kitchen. The centrally located ledgerrock fireplace and studio ceilings make this portion of the home doubly attractive. The secluded patio with its barbecue grill and access to hobby room will provide pleasure for the entire family. The Hobby Room has a self-closing fire door to the garage, a French Door to the yard and a door to the hall which provides direct access to all areas of the home. Three bedrooms and full bath comprise the sleeping section. Note convenient location of lavatory.



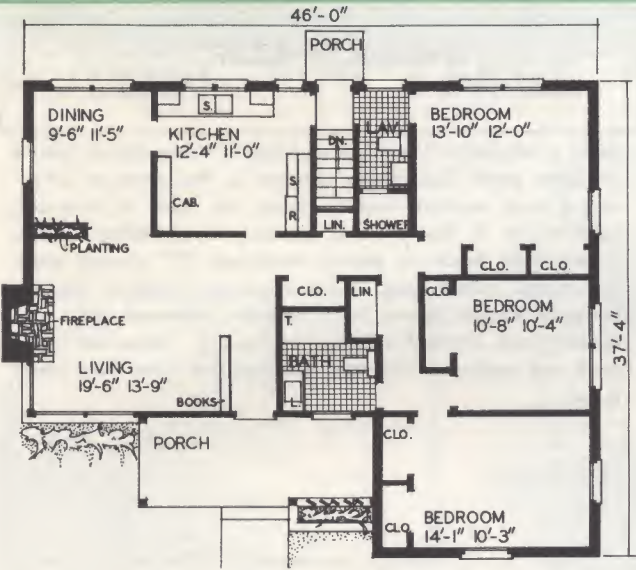
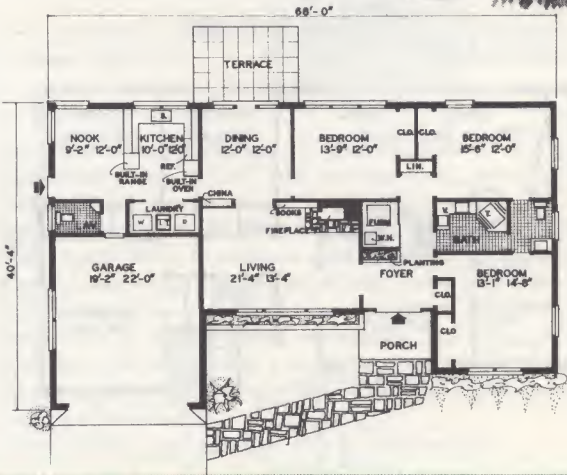
EXTRAS THAT PLEASE



Design H-476R

House: 1,832 sq. ft.      21,485 cu. ft.  
Garage: 462 sq. ft.

Note the convenience of being able to enter this home from three outdoor areas and from the rear of the garage. Let's weigh the advantage of each entrance: Front foyer contains a guest closet, access to front bedroom and living room and a hall leads to the other two bedrooms and bath. Furnace and water heater are shut off by sliding doors and may be approached from the hall. Then we have the entrance from the terrace into the dining room. A side entrance leads into the family size breakfast nook and on into the kitchen. The approach from the garage is one you'll use quite frequently. Lavatory near this entrance will prove a step-saver. Kitchen has a compact "U" starting with the built-in range and ending with the built-in oven. The generously proportioned living room has a floor to ceiling ladgerock fireplace.



DELIGHTFUL  
RANCH  
COLONIAL

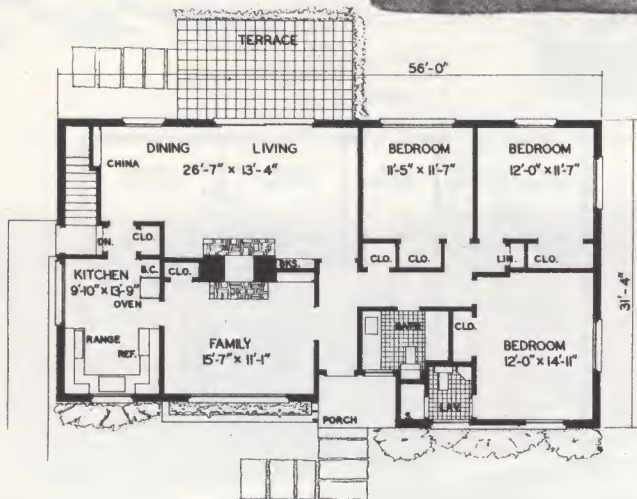
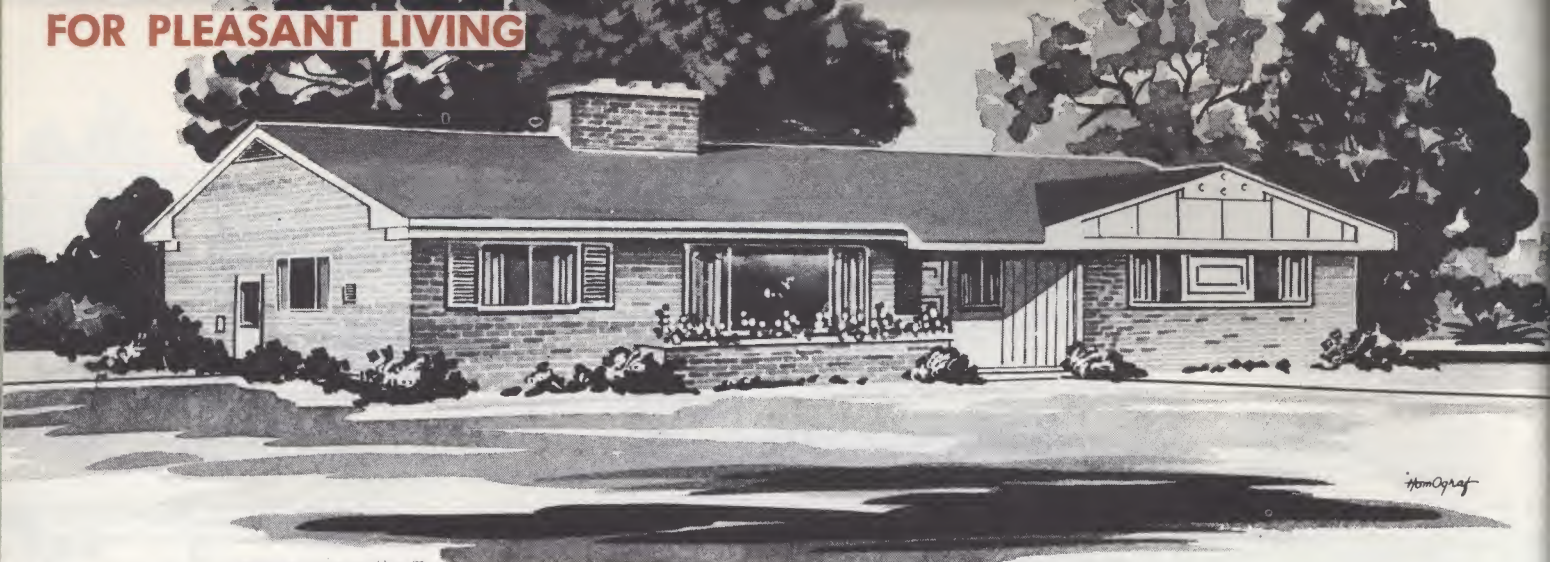
Design H-477 R

House: 1,419 sq. ft.      27,579 cu. ft.

A refreshing design with a lot of eye appeal, this home has much to recommend it. Planned for comfortable living, each room is generously proportioned. The living-dining "L" has a book built-in near front door, a natural fireplace and a planter 30 inches high which serves as a partial dividing wall between the living and dining areas . . . a nice decorator touch. The kitchen contains another custom type built-in near eating area, which makes it handy for silver, dishes, etc. The lavatory which is located off kitchen landing near basement stairs also has direct entrance from rear bedroom. The inconspicuous access to full bath makes it especially convenient to the other two bedrooms. Consider also the abundant closet space in this plan. The laundry and heating facilities are located in the full basement.





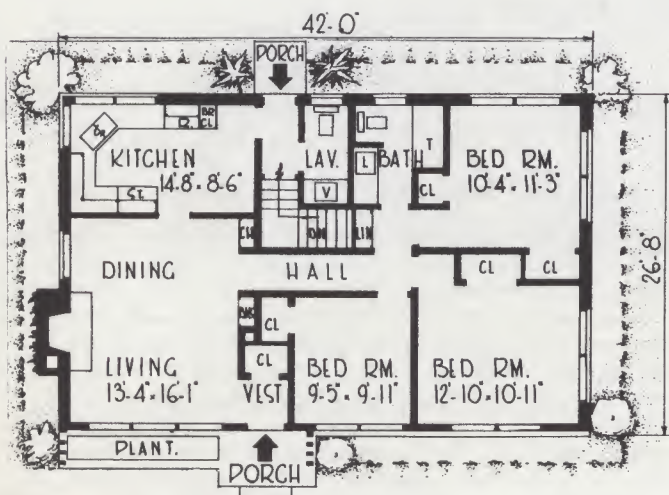


## Design H-498R

House: 1,640 sq. ft.

32,211 cu. ft.

Big enough for friendly gatherings and planned for family comfort, this home has "years-ahead" features. For example it contains a two way fireplace which highlights both the Family Room and the spacious living-dining area. The Family Room is directly accessible from the front entry hall and adjoins the kitchen for convenience. The rear location of the social center is a preferred one as it assures privacy while sliding glass doors to terrace expand this area for added pleasure. Note also the modern kitchen with its built-in oven and range, "U" shaped work center and sunny eating space. Basement stairs are near side entrance. The three bedroom sleeping area contains a master bedroom with separate bath and another full bath easily accessible from other areas of the house.



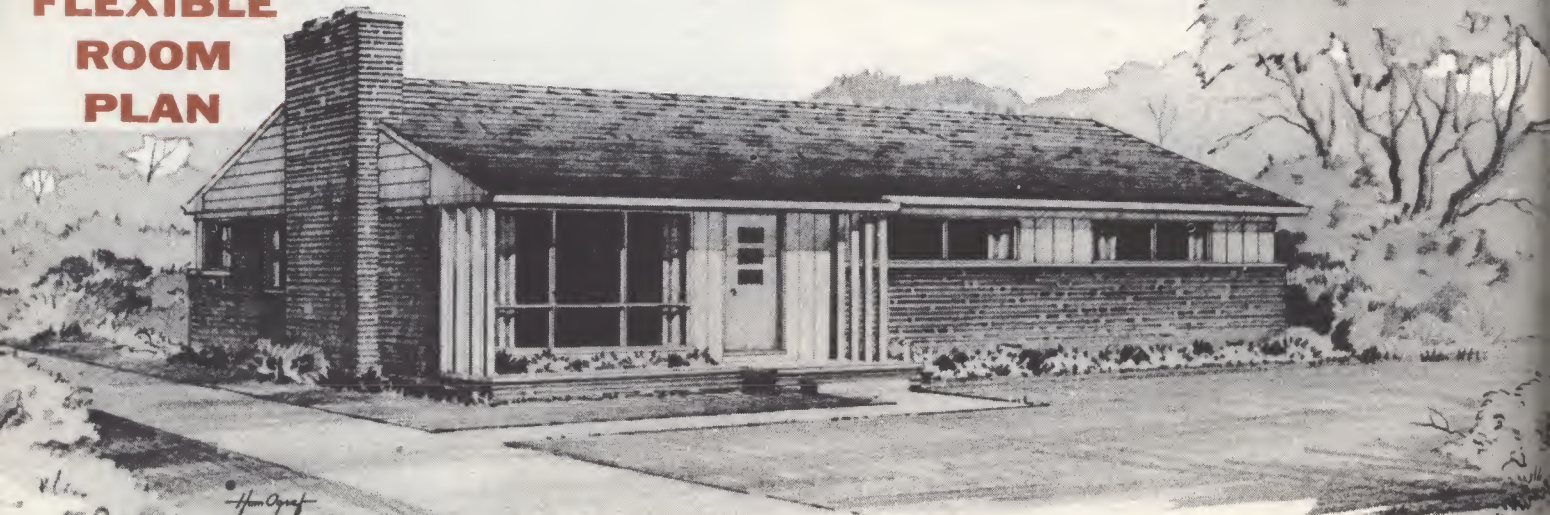
## Design H-422R

House: 1,120 sq. ft.

21,652 cu. ft.

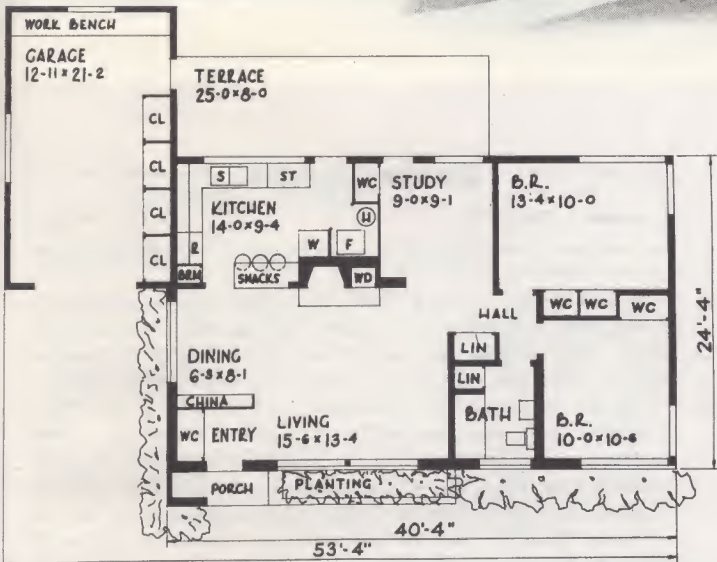
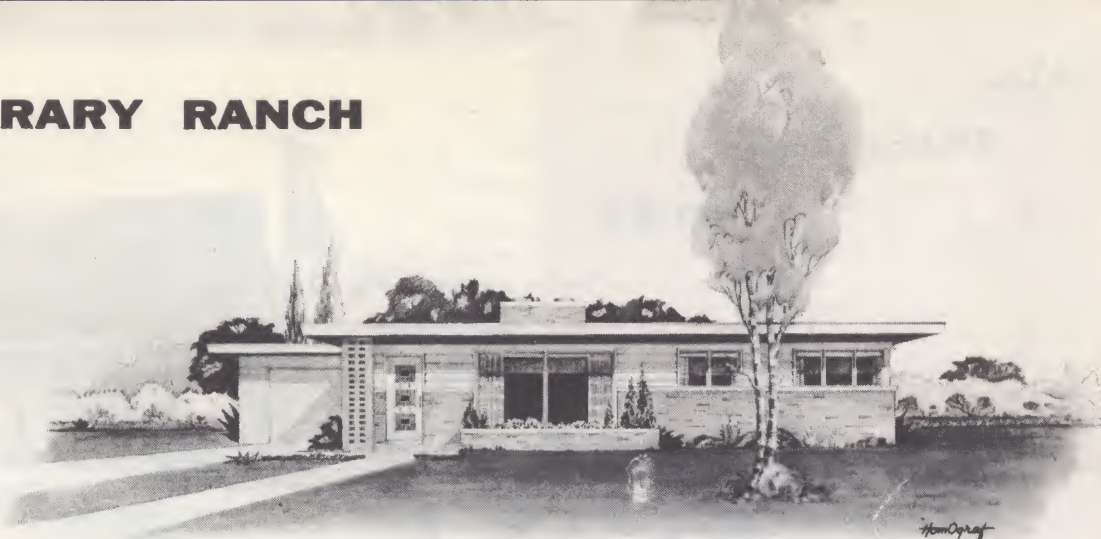
Need 3 bedrooms, 1½ baths and lots of living space? Here's an ideal plan! The picture window in the spacious living-dining room, natural fireplace, book and china built-ins add considerably to this pleasant relaxing area. Sliding door in dining area leads to kitchen featuring "U" shaped work center and corner sink. Table space and door to landing complete kitchen layout. Rear entrance, basement stairs and lavatory are accessible from this landing. There are three good size bedrooms, full bath with vanitory, plus linen closet in hall.

## FLEXIBLE ROOM PLAN





# FAVORITE CONTEMPORARY RANCH



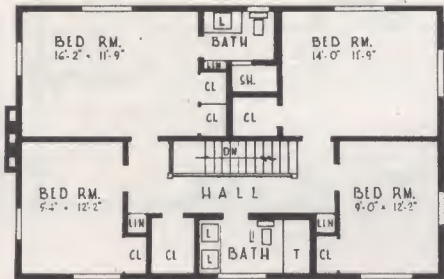
## Design H-157R

House: 973 sq. ft. 8,758 cu. ft. (Without Basement)  
Garage: 302 sq. ft.

This HomOgraf prizewinner is perfectly planned for gracious, comfortable living and is a true masterpiece in modern American styling. Well balanced, with a lovely picture window and colorful planting box, this home includes virtually everything the average family could wish. A generous sized living and dining area with fireplace and built-in China cabinet, two lovely bedrooms, a large bath and sufficient closet and linen space, this popular home has been carefully planned for top convenience. The study, with access to terrace, and with ceiling hung draw drapes for added privacy, can be used as a spare room. Also study the step-saving kitchen-laundry arrangement.

(ALTERNATE BASEMENT PLAN INCLUDED)

# COLONIAL FOR LARGE FAMILY



## Design H-351R

House: 1,038 Sq. Ft. 27,347 Cu. Ft.  
Garage: 305 Sq. Ft.

Shown here is a two-story home resembling certain colonial style features. The attached 1½-car garage is designed for frame construction as is the second floor. First floor is planned for brick veneer. Living room with dining L is spacious. There is access from dining to a rear covered porch. A step-saving U-shaped kitchen with a large nook is featured and the first floor also contains a study with nearby powder room just off front entry. There are four bedrooms plus a cedar closet upstairs. Master bedroom boasts a private bath. The second bath serving other bedrooms has a double lavatory. A recreation room can be planned at the rear of basement if desired.



## A black and white photograph of a small, single-story cottage with a gabled roof and a prominent chimney. The house features a covered front porch supported by columns. A large, leafy tree stands to the left of the house, and another tree is visible behind it. The house is surrounded by a lawn and some shrubbery.



**26.777 Cu. Ft.**

## SPACE WITHOUT WASTE

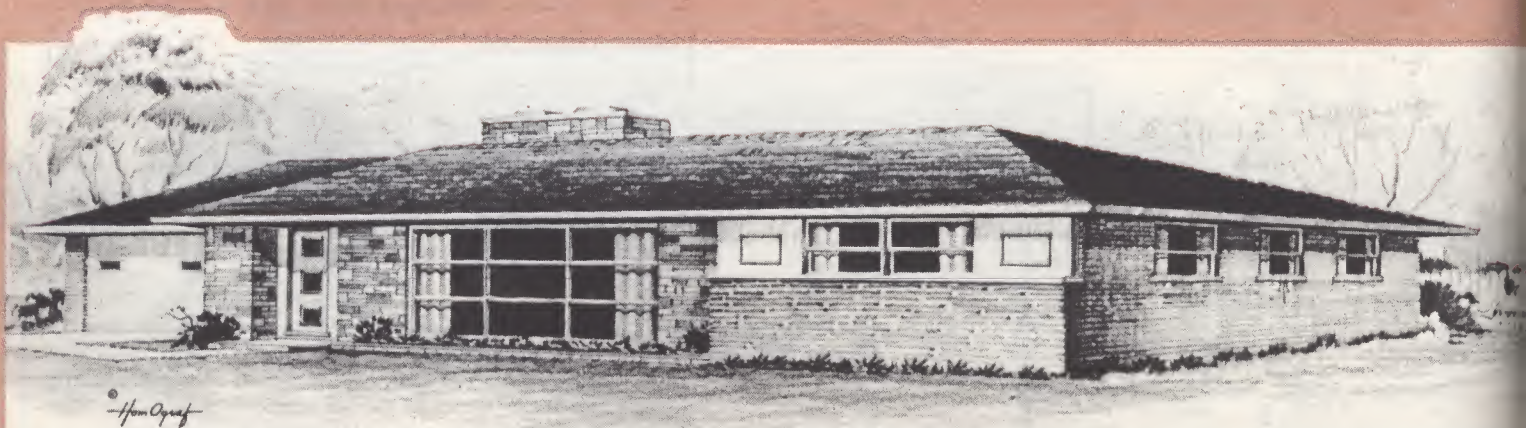
## Design H-394R

**Garage: 338 sq. ft.**

This floor plan shows a rectangular single-story home. On the left is a large GARAGE (12'-6" x 22'-4") with two storage areas (STOR.). To its right is the KITCHEN (9'-4" x 12'-5"), which includes a sink, refrigerator, stove, and cabinets. A small entry leads from the kitchen into the LIVING - DINING area (22' - 7" x 12' - 2"). The living-dining area has a fireplace on the bottom wall and opens up to a PORCH at the very front. To the right of the living-dining area are three bedrooms (B.R.) and one bathroom. The top row contains two bedrooms: B.R. (10'-0" x 12'-5") and B.R. (13'-0" x 9'-0"). Below these is a HALL connecting to a third bedroom (B.R., 13'-0" x 10'-2") and a BATH. Closets (CLO.) are located throughout, including wardrobes in the bedrooms and a linen closet (LIN.). A central staircase labeled "DOWN" provides access to a lower level.

Room	Dimensions
GARAGE	12'-6" x 22'-4"
KITCHEN	9'-4" x 12'-5"
LIVING - DINING	22' - 7" x 12' - 2"
B.R. (Top Left)	10'-0" x 12'-5"
B.R. (Top Right)	13'-0" x 9'-0"
B.R. (Bottom Right)	13'-0" x 10'-2"
BATH	-

(ALTERNATE BASEMENT PLAN INCLUDED)





**Design H-489 R**

House: 1,363 sq. ft.	27,056 cu. ft.
Garage: 440 sq. ft.	

**27,056 cu. ft.**

It's the extras in this home that make it a perfect choice for the prospective homeowner that is looking for custom luxury. Note the privacy of each major area; the convenient lavatory; the unusually fine living-dining "L"; the spacious 3 bedroom sleeping wing with its well located bath; last but certainly not the least is the kitchen layout. Careful study reveals the ingenious application of functional design in both the interior and exterior of this home. For example the dining area has a beautiful china buffet type built-in unit that needs only a table and chairs to complete the furnishings of this area. Breezeway is afforded a measure of privacy by the two 4 ft. planters. You will note that the breezeway and basement stairs are located for easy access from kitchen and dining room.



75'-4"

CHINA  
DINING  
12'-8" 9'-10"

BUFFET  
CHINA

LIVING  
13'-4" 18'-10"

CLO.

BEDROOM  
13'-0" 11'-5"

CLO.

CLO.

V.  
W.C.  
LIN.  
TUB.  
CLO.

BEDROOM  
9'-9" 13'-3"

BEDROOM  
11'-0" 10'-10"

ENTRY

PORCH

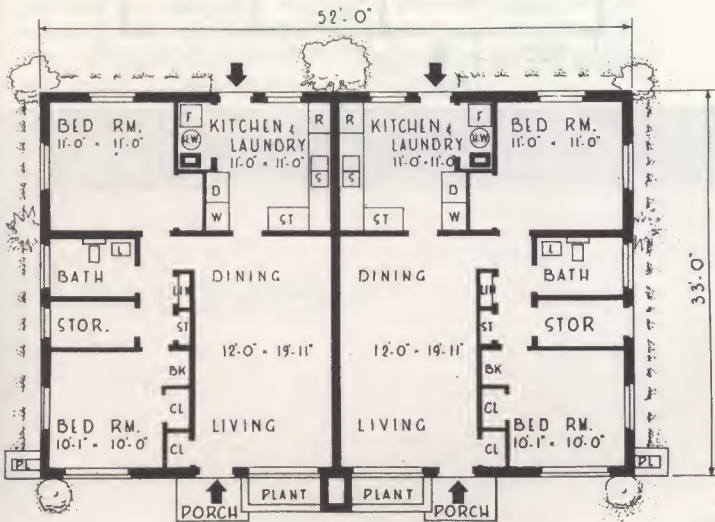
KITCHEN  
8'-10" 13'-6"

SINK  
RANGE  
REF.  
LIN.

BREEZWAY

GARAGE  
20'-6" 20'-6"

34'-0"



**Design H-383R**

House: 1,716 Sq. Ft.	17,452 Cu. Ft.
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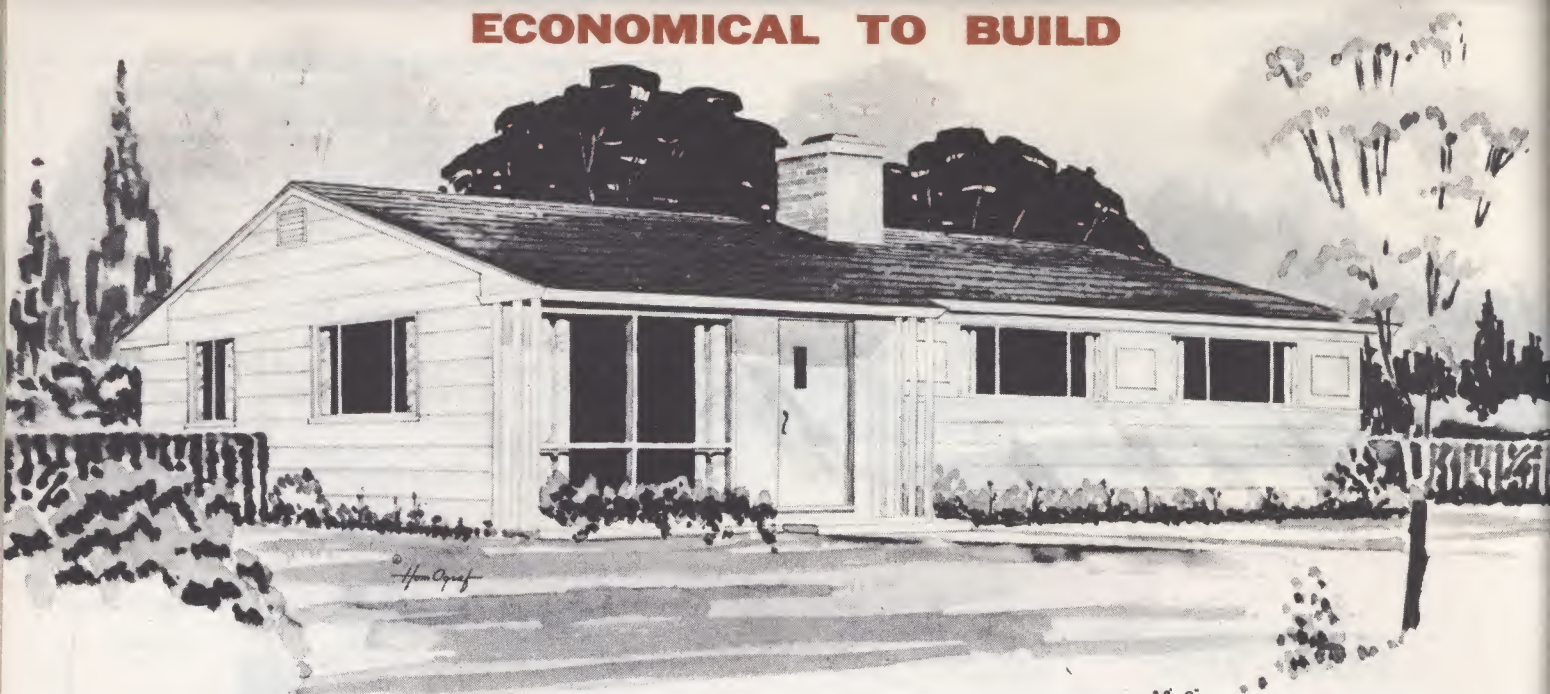
**17,452 Cu. Ft.**

If it's a duplex you're seeking, this contemporary styled home is a real treat with its sleek brick veneer exterior and low pitched roof. There are two separate entries and for extra privacy the stud walls project out between the two units providing an additional separation from the exterior. Inside both units are identical. There are two good sized bedrooms, with bath between; a large living-dining combination and a kitchen-laundry area. Because there is no basement, heating facilities are located in the laundry area. Another useful feature is shown in the interior storage closet which can be reached from the outside as well as from within.





# ECONOMICAL TO BUILD



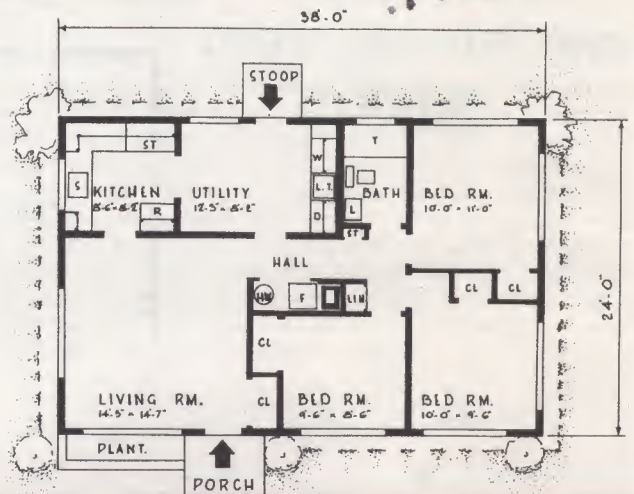
## Design H-391R

House: 912 Sq. Ft.

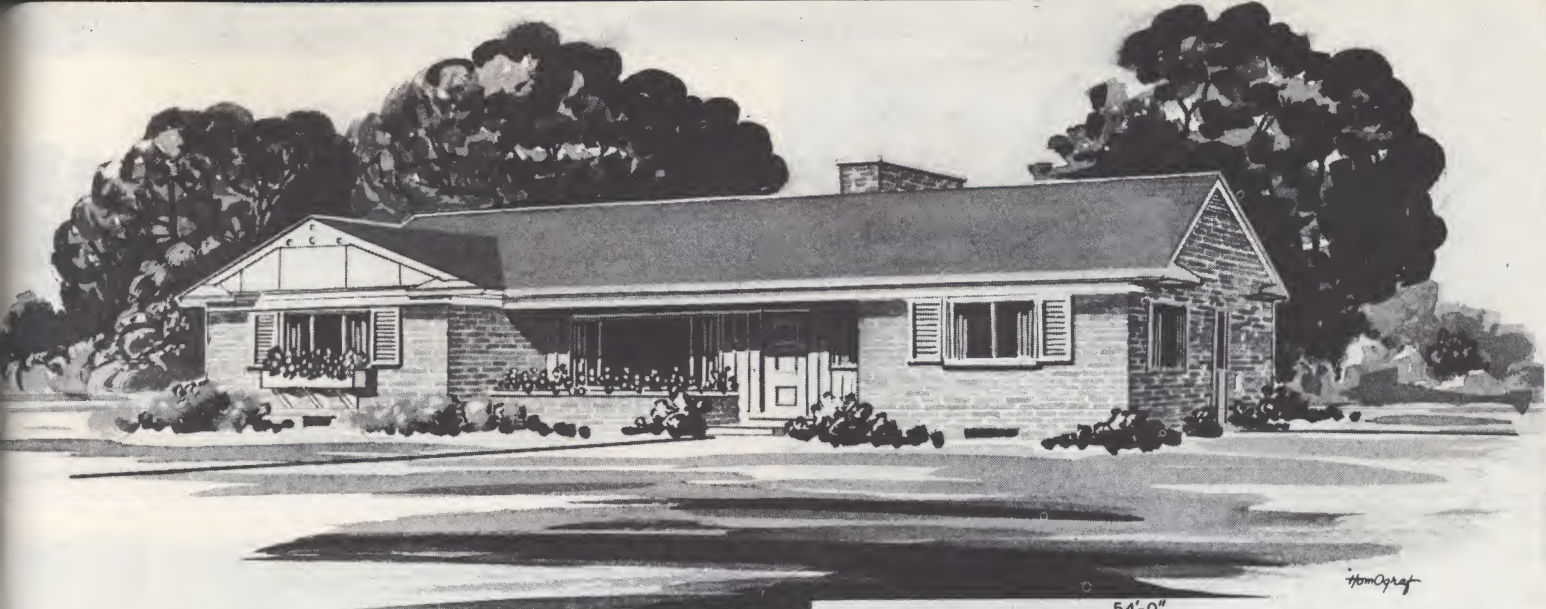
10,032 Cu. Ft.

A 50' lot is ideal for this basementless ranch home. There are several noteworthy and economical features to take into consideration, including central heating, elimination of a living room fireplace, and frame construction. Kitchen and utility are well planned providing the homemaker with ample work area, counter and storage space. There is a folding door at one side of utility to shut off the laundry section when desired, thus providing a neater looking room. Two of the three bedrooms feature cross ventilation. Closet space is excellent throughout. Living and dining areas are combined and will be well lighted by the large front picture window.

(ALTERNATE BASEMENT PLAN INCLUDED)







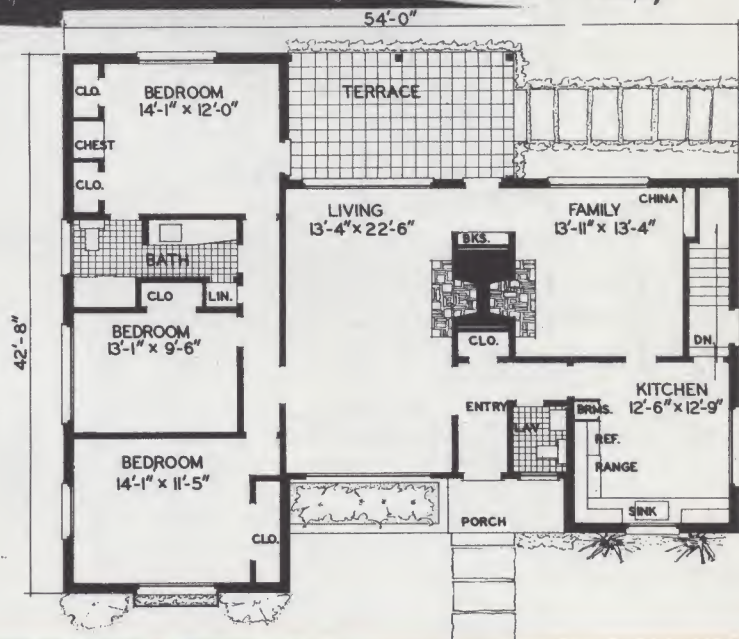
## TWO FIREPLACES FEATURED

### Design H-499R

House: 1,675 sq. ft.

32,067 cu. ft.

Here is an arrangement for relaxed living. There's a large kitchen for food preparation, a deluxe Family Room with its own fireplace, a spacious living room also with a fireplace and a well appointed three bedroom sleeping wing. Of course there are many extras, such as the lavatory location at the front of the house; the rear location of the master bedroom with direct access to full bath and rear porch and its custom type built-in chest between the twin closets. Last but not least the step-saver location of basement stairs and side entrance. Closets are plentiful and cupboard space will meet your storage requirements. Heating and laundry facilities are located in the basement.



## FARM COLONIAL

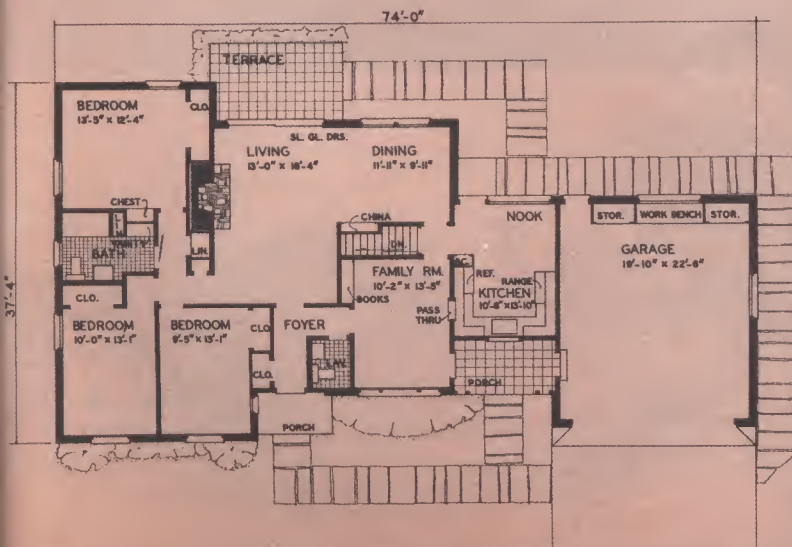


### Design H-504R

House: 1,543 sq. ft.

Garage: 504 sq. ft.

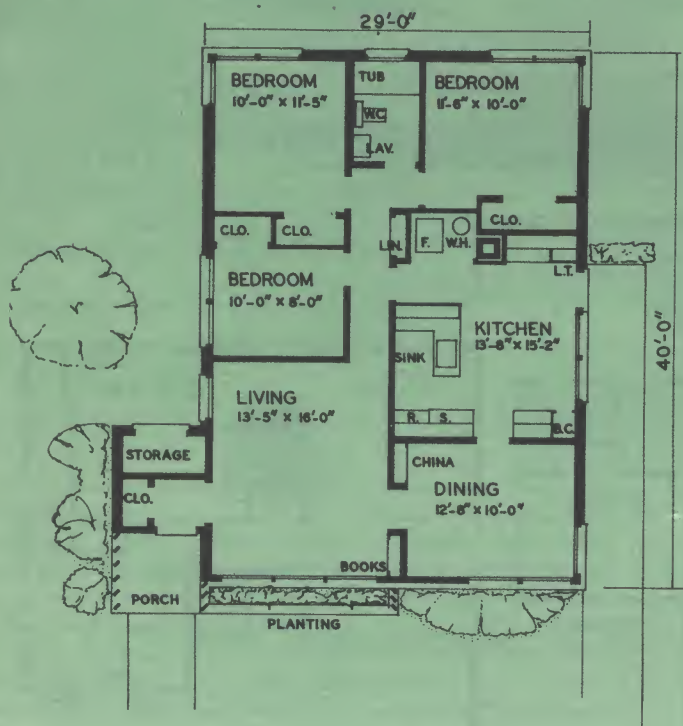
29,940 cu. ft.



Blending the old and the new, this charming Farm Colonial has such features as a "pass-thru" for easy food service; two front entrances, one for family the other for guests; a really big kitchen; a full size dining room and a magnificent living center with sliding glass door access to rear terrace. Three bedrooms and bath with desirable privacy complete the layout. Sounds like an old-fashioned, rambling house doesn't it? It may have the spaciousness of the more leisurely era but it lacks none of the present day requirements. It has an excellent traffic pattern, notice the easy and direct approaches to the various areas of the house, and the convenient location of the basement stairs. Wardrobe closets have sliding doors, extra lavatory a front location. All in all it combines the best of the old and the new for gracious living.



## "ISLAND" SINK FEATURED



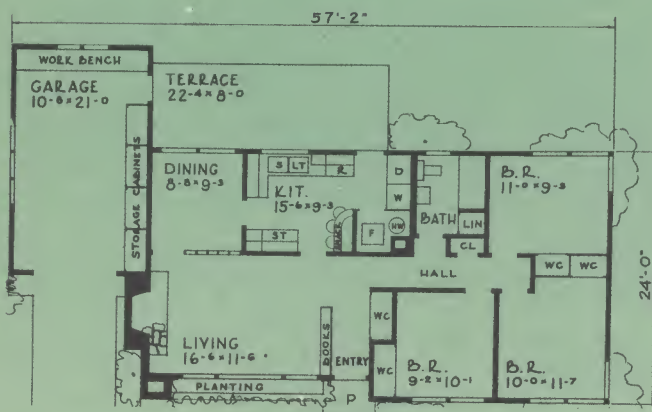
### Design H-503R

House: 1,213 sq. ft.

14,654 cu. ft.

This kitchen with its "island" sink located near refrigerator and range will make all your chores easier. When clearing breakfast dishes, getting vegetables for cleaning or preparing food for cooking. There's a handy china cabinet next to the broom closet, cabinet built-ins over the range, others to the left of the sink. Furnace and water heater are in a separate enclosure, washer-dryer combination and laundry tub have cabinets above for laundry and cleaning supplies. The large, separate dining room contains a china cabinet and plastered archway to exceptionally fine living room. Note the vestibule-store room plan. This portion is attached to the house with the store room facing the yard. Three bedrooms and bath complete the room layout.

## ECONOMICAL CONSTRUCTION SPACIOUS ROOMS



### Design H-189R

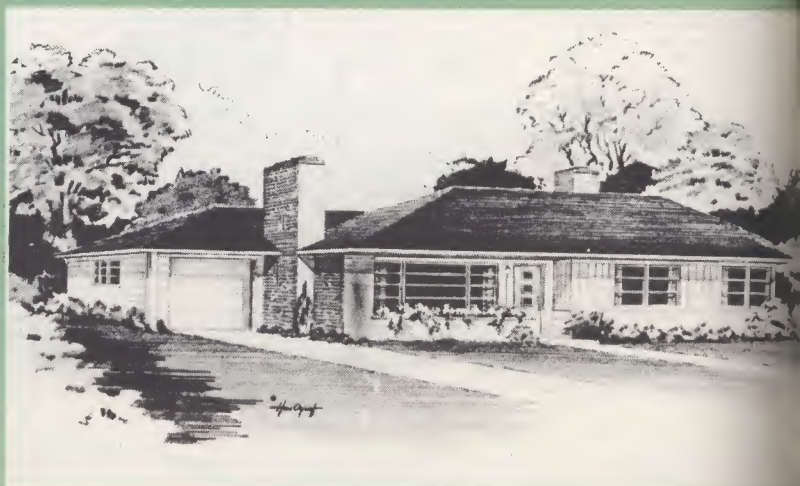
House: 1,020 sq. ft.

10,382 cu. ft. (Without Basement)

Garage: 289 sq. ft.

Beauty and efficiency are combined in this attractive home to accomplish complete harmony and convenience. The lovely windows with picturesque and colorful planting box, are exceptionally charming. Floor plan includes a spacious living room with fireplace, large built-in book shelves, and a nice dining room with access to the veranda. Of particular interest to the housewife is the large combined kitchen with snack bar and convenient utility room, both easily accessible to the dining area. The three good-sized bedrooms and bath, with linen space, minimum hall passage area, and wide overhanging roof make this a "special" in the HomOgraf list of designs.

(ALTERNATE BASEMENT PLAN INCLUDED)





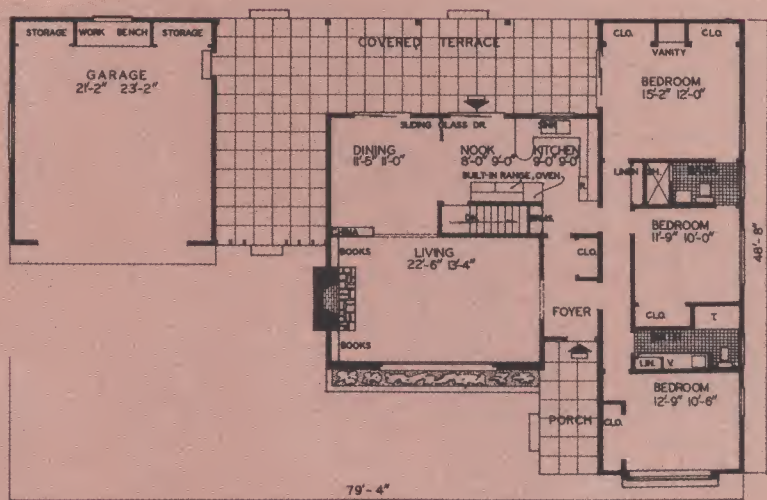


## ATTRACTIVE "T" PLAN

### Design H-487R

House: 1,562 sq. ft. 30,783 cu. ft.  
Garage: 528 sq. ft.

Shaped like the letter "T", the top bar of the letter provides space for three bedrooms. The location of the two bathrooms insures "bedroom with bath" convenience for each room. The balance of our "T" consists of an unusually fine living center, a spacious dining room with terrace access, a breakfast nook with sliding doors to terrace and a well arranged kitchen. Traffic circulation is smooth. There's a folding wall between the dining room and breakfast nook. Master bedroom has built-in vanity and sliding doors to the terrace. Basement stairs are located near the built-in range. Breezeway and two car garage add to the pleasing exterior of this home.



### Design H-163R

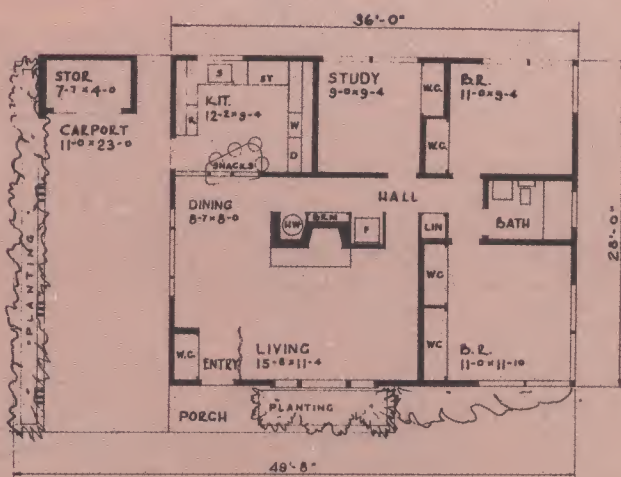
House: 1,008 sq. ft. 9,420 cu. ft. (Without Basement)  
Carport: 308 sq. ft.

Just imagine the thrill of owning this beautifully styled home with its unique roof treatment, pillar-like trellises and long ledge rock planting box. Huge picture windows, combined with smaller windows add further appeal to this artistic home. Stepping into the entry hall which is separated from the living room by a lovely inside lattice you are introduced to a home for modern living. The spacious living-dining area is conveniently separated from the hall by the fireplace arrangement, which is situated so as to make use of more wall space. A roomy kitchen featuring a snack bar; a sizeable bath; study and two large bedrooms complete the layout of this exceptional design.

(ALTERNATE BASEMENT PLAN INCLUDED)



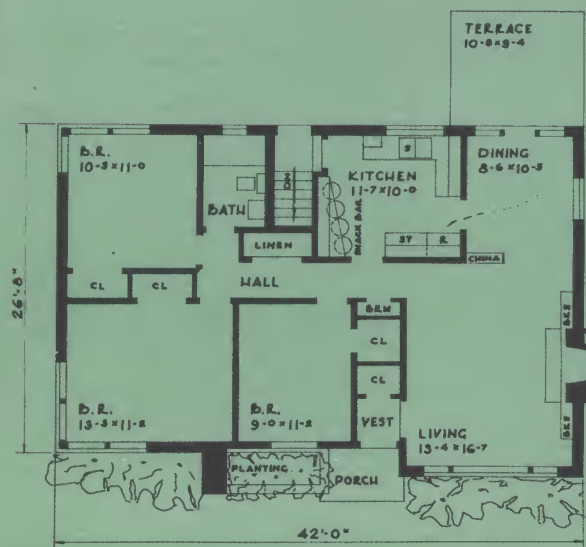
## CONTEMPORARY COMFORT







## APPEARANCE IS DECEPTIVE



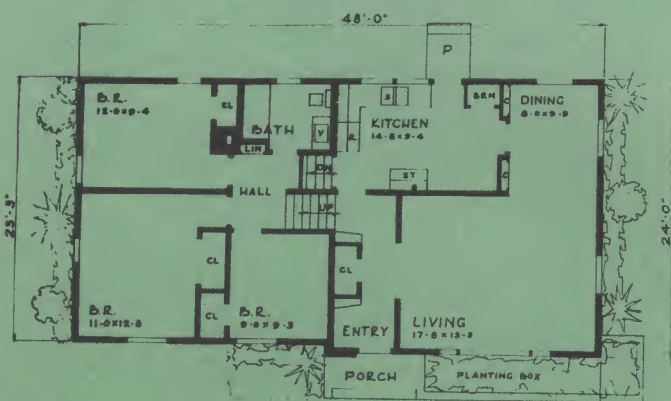
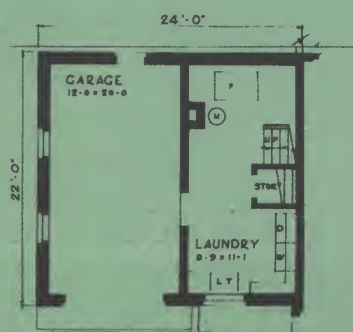
### Design H-148R

House: 1,150 Sq. Ft.

22,150 Cu. Ft.

This pleasing home incorporates such features as corner windows in two of the three bedrooms and plenty of closet and linen space throughout. The separate vestibule is a feature housewives will bless, it provides extra closet space for guests wraps and insures less abuse to living room rugs. Note also the built-in snack bar in the kitchen, the conveniently located basement stairs, and the lovely rear terrace for outdoor living. The bath is large and is conveniently located near the bedrooms. With a large living room and dining area, this design is an outstanding investment in a moderate priced home. Note too the colorful planting box in front under the picture window.

## POPULAR TRI-LEVEL



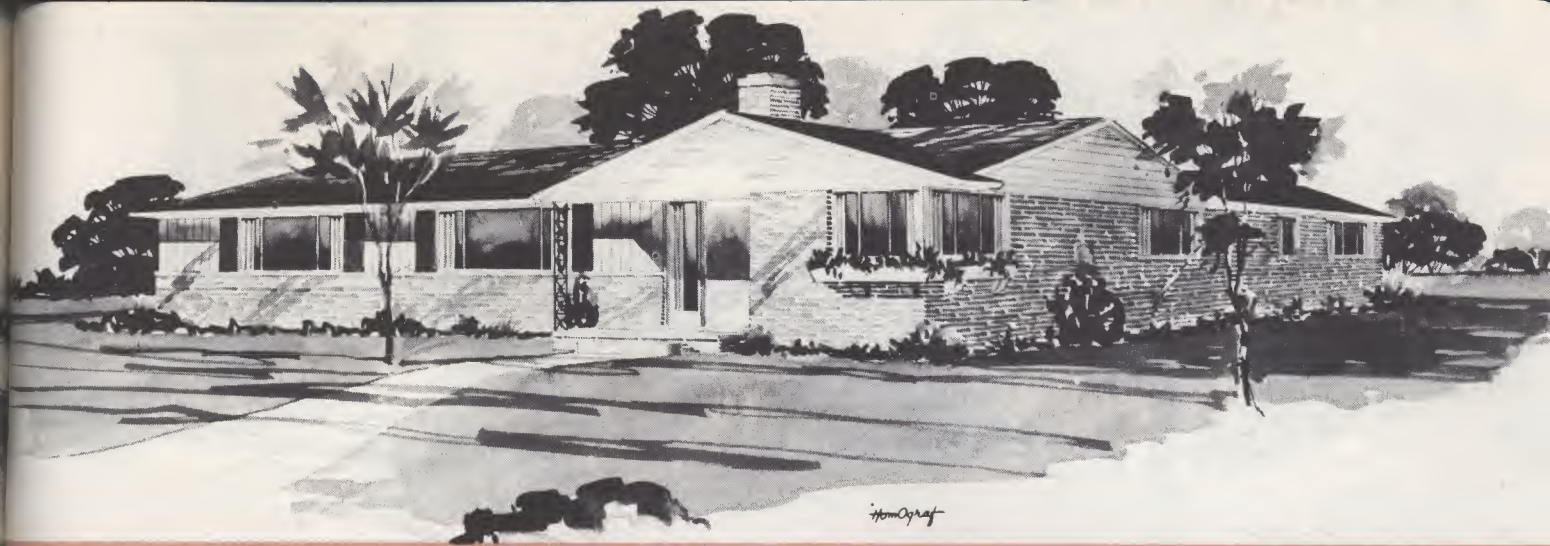
### Design H-231R

House: 1,257 sq. ft.

18,187 cu. ft.

HomOgraf's designers and engineers have captured all the spaciousness of colonial styling and eliminated the inconvenience of long flights of stairs in this impressive home. With attached garage, the colonial exterior of fieldstone and wood siding, this home could easily belong in an old eastern city as well as in the broad, sunny west. Again, the areas are divided for maximum convenience and utility. A partial basement and laundry are designed for the lower level with living, dining room and kitchen situated on the middle level. Upstairs are three bedrooms and a spacious bath with lots of closet space. Notice too the large living room that is so adaptable for furniture arrangements.





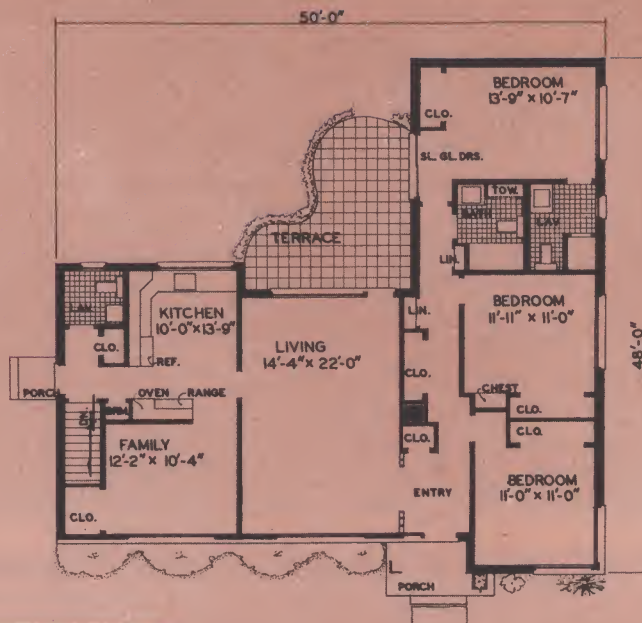
## ATTRACTIVE "L" PLAN

### Design H-496R

House: 1,636 sq. ft.

31,185 cu. ft.

This room arrangement is particularly effective in maintaining privacy for the sleeping wing. Front entry provides a direct approach to the three bedroom, two bath sleeping section. There's a charming trellised entranceway into the "front-to-back" living-dining room. Strictly a family affair is the kitchen-Family Room set-up. Designed for easy food preparation and relaxation in the Family Room, this area will become the heart of this home. Side entrance, extra lavatory and basement stairs are conveniently located. A French door provides access to the terrace from the dining area while sliding glass doors in the master bedroom give another terrace approach. There's a lot of merit in this room arrangement.



### Design H-488R

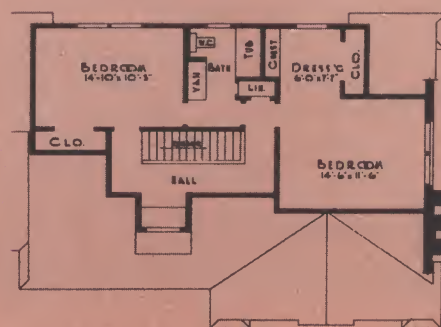
House: 1,096 sq. ft.

27,346 cu. ft.

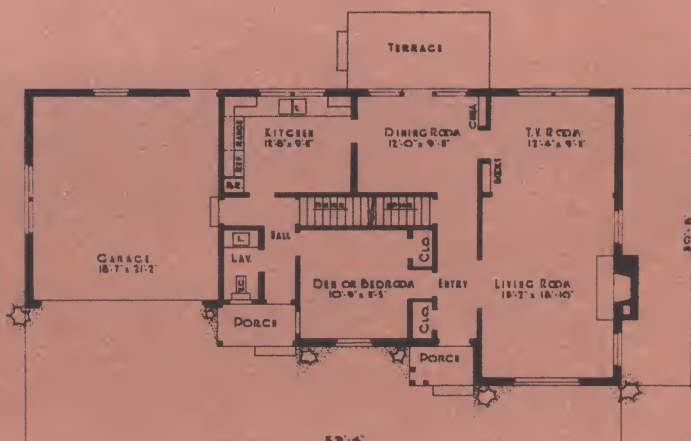
Garage: 438 sq. ft.

Note the extra convenience of two front entrances . . . they give you more privacy and accessibility. The T.V. and living rooms are actually one elegant social area. Ideal for entertaining and wonderful for family relaxation. The large dining room has a terrace access and a china built-in. Kitchen features a right angle work area and a roomy breakfast spot. The den (or third bedroom), may be approached from either entry hall, and has what amounts to a direct entrance to the lavatory. The secondary entrance forms one traffic pattern for family use while the main entrance channels traffic to social areas and upper floor. Two bedrooms and full bath make up a luxurious second story sleeping area. Full basement contains the heating and laundry facilities.

## A LOT OF HOUSE



~ SECOND FLOOR PLAN ~



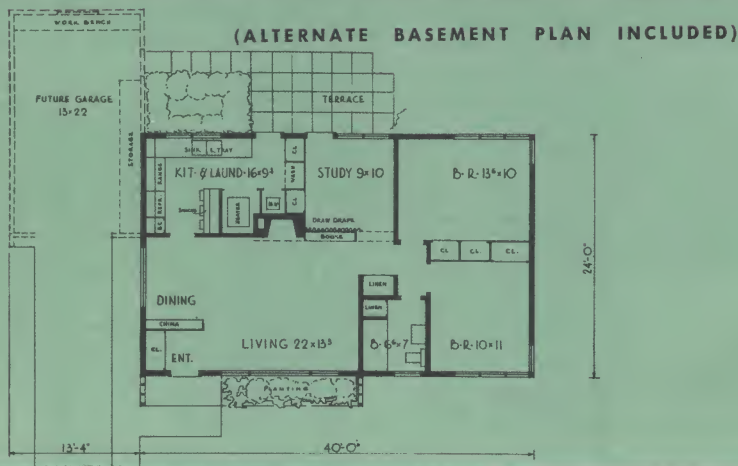
~ FIRST FLOOR PLAN ~



## ADAPTABLE BUDGET HOME



HomOgraf

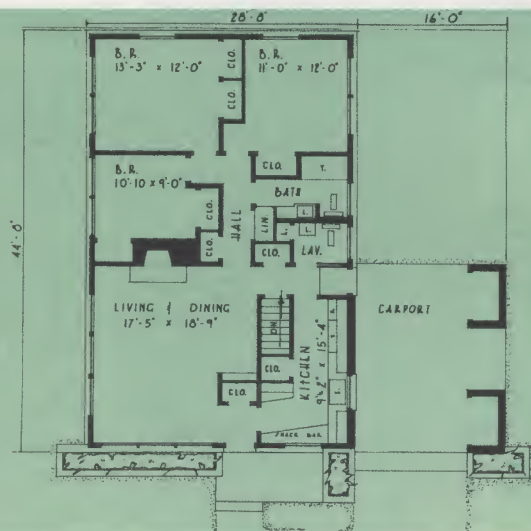


### Design H-475R

House: 960 sq. ft. 10,723 cu. ft. (Without Basement)

Garage: 300 sq. ft. 19,056 cu. ft. (With Basement)

Build this home any way you like! With a basement or without one; with or without a garage; as a two or three bedroom home. Blueprints include both layouts and garage details. Every device has been used to give you maximum function with minimum waste of space in this practical design. A deft touch is the vertical board fireplace wall which gives an illusion of height to the room. Kitchen and laundry room is exceptionally convenient as it contains a terrace access, large windows, a snack bar and a separate enclosure for furnace and water heater. Both bedrooms have cross ventilation and the master bedroom has twin closets. The study could serve as a third bedroom as it contains a closet.



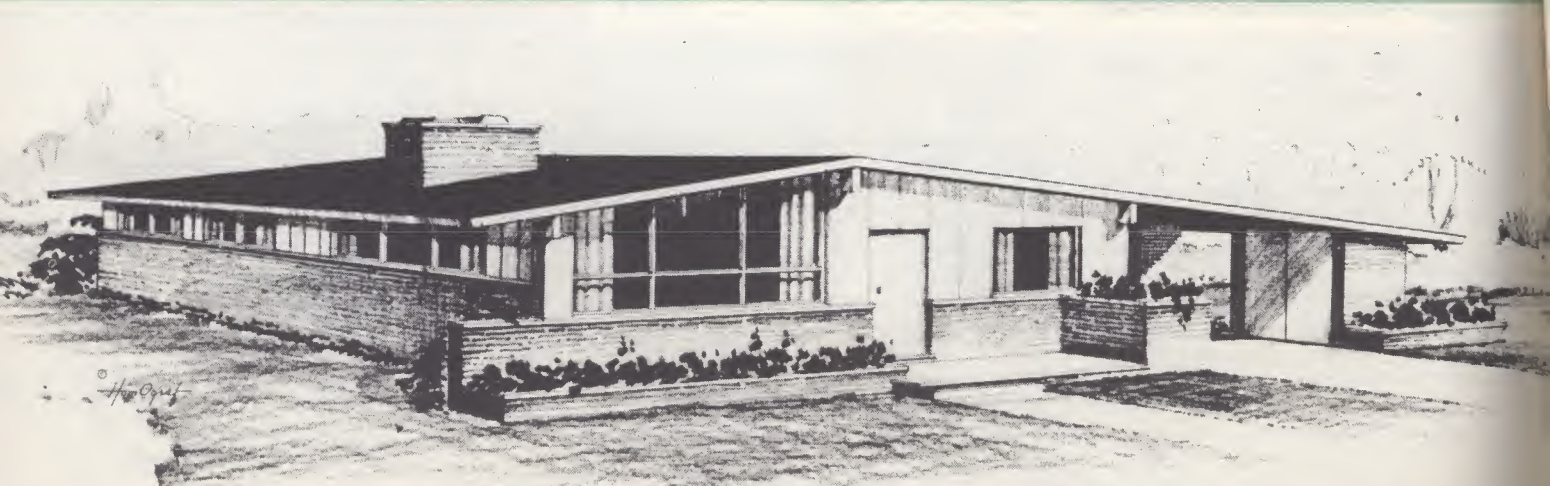
## FINE CONTEMPORARY STYLING

### Design H-405R

House: 1,281 sq. ft. 23,155 cu. ft.

Carport: 320 sq. ft.

Custom extras abound in this well designed contemporary ranch home. Ledge rock fireplace dominates living-dining room which also features studio ceiling, large picture window and built-in china cabinet. Front entry hall contains guest closet and provides easy traffic to all parts of the house. Bedrooms have high windows for privacy plus sliding doors on wardrobe closets—no banged up corners on your furniture! Bath has vanity and its large linen closet is also accessible from hall. Kitchen is average in size, but excellent planning has produced compact work center, ample storage space plus sunlit snack-bar! Hall at rear of kitchen has lavatory, storage closet, carport entrance and basement stairs. Laundry facilities and heating unit will be located in basement.



HomOgraf



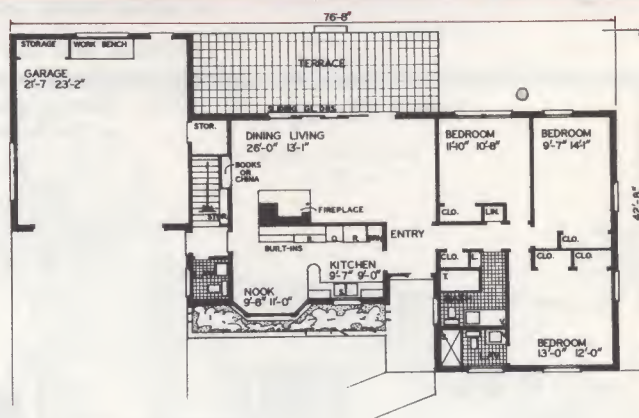
## STONE FACING ADDS EYE APPEAL



### Design H-481R

House: 1,510 sq. ft. 28,906 cu. ft.  
Garage: 544 sq. ft.

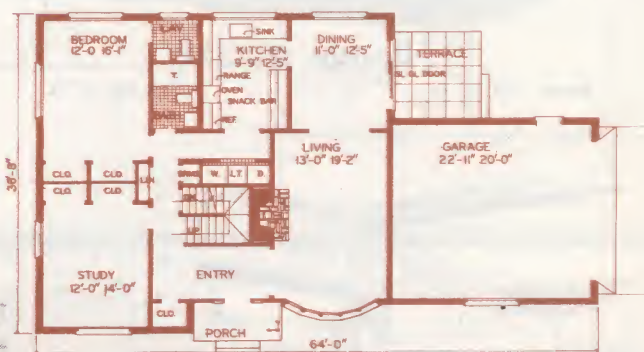
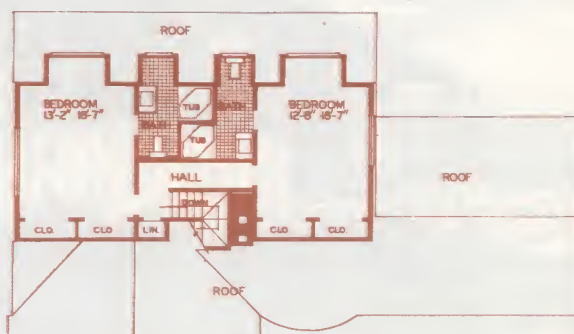
Let's start with the service entrance. Stepping inside you find a lavatory to your right, stairs to the basement at your left and one step up the doorway to the dining nook and an easy approach to dining-living area. We'd like to mention the storage cabinet at the head of the basement stairs . . . here's a good spot for all those cleaning supplies. The size of the dining nook makes the entire kitchen area especially spacious and inviting. Living-dining room has plenty of wall space for furniture placement, space-saving fireplace location and a china cabinet near dining area. Almost the entire rear wall of the living room is devoted to a sliding window wall providing a panoramic view of the terrace and garden. The sleeping wing has two baths, one for the exclusive use of the master bedroom.



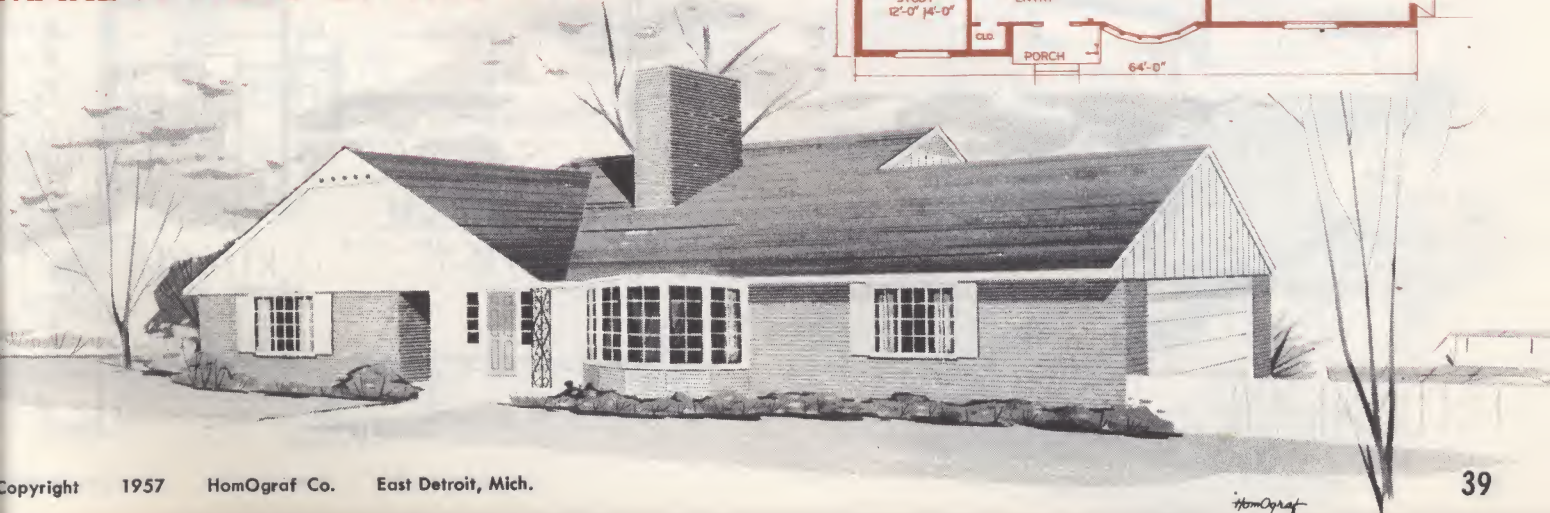
### Design H-469R

House: 1,412 sq. ft. 33,973 cu. ft.  
Garage: 509 sq. ft.

Here is an outstanding 1½ story home whose room layout provides the kind of livability seldom found within the medium price range. You won't begrudge the space taken up by the entry hall when you study the smooth circulation it provides to each major area of the home. Upstairs or basement; study or rear bedroom; the kitchen; finally the elegant "front-to-back" living and dining room. The 1st floor laundry facilities are inconspicuous in their hall location. Want extra bathrooms? there are 1½ baths on the first floor and two full baths upstairs! Like a large, separate dining room? With terrace access? Here it is, as you like it. The kitchen is delightfully modern with every convenience. The upstairs is devoted entirely to two king size bedrooms each with its own full bath.



MAKE A NOTE OF THIS ONE





# Low Cost Homes and Cottages

Following are some of our most popular low cost homes and summer retreats. Designed for maximum comfort and styled to harmonize with their surroundings, these modest homes contain every convenience for enjoyable living.

If you will study the various floor plans you are sure to find an arrangement that will meet your particular requirements.

There are compact bunk bedroom and one bedroom layouts; also many two and three bedroom plans; basement and no basement one and one and a half story plans; even a duplex which can also serve as a roadside stop-over for income purposes.

Whatever your needs . . . vacation hide-away, retirement home, motel type income, or a modest starter home . . . this selection is welcome news to the budget-conscious buyer.

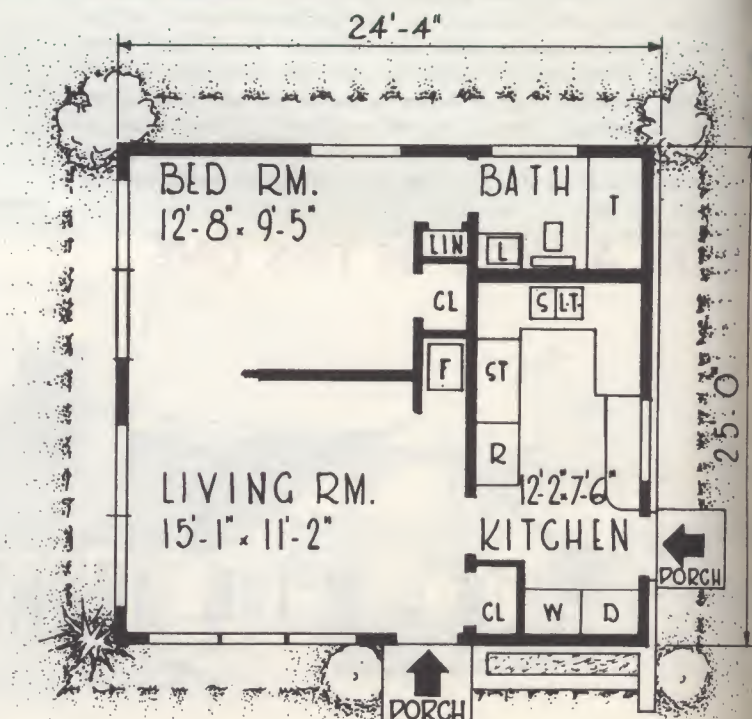
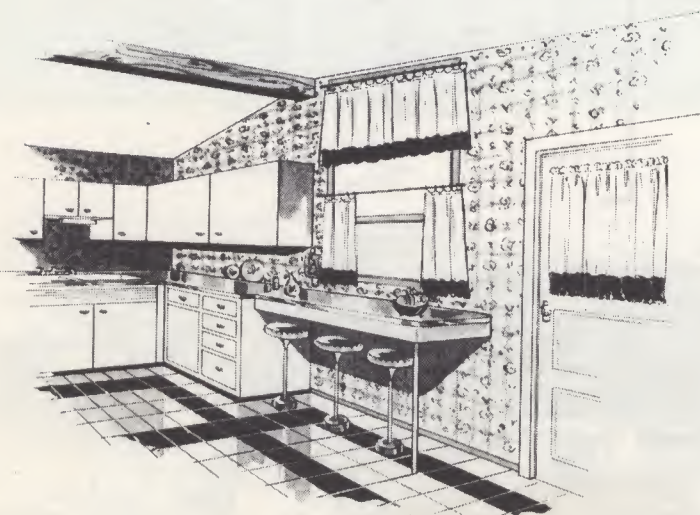
NOTE: Many of these plans are low cost models and therefore are not classified for FHA or VA financing.



**Design H-421R**

House: 535 sq. ft.

5,219 cu. ft.

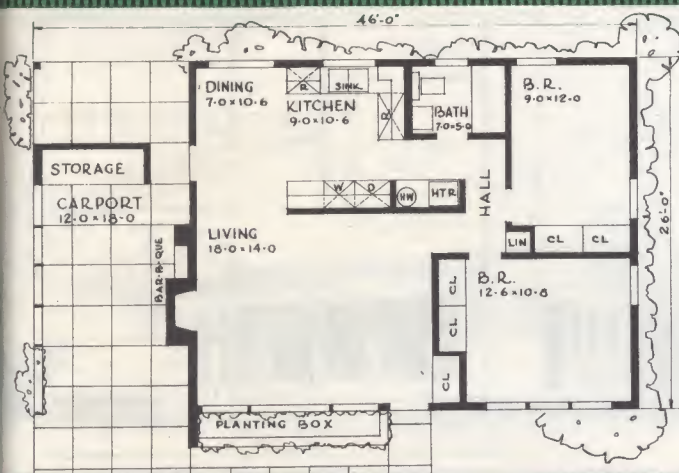
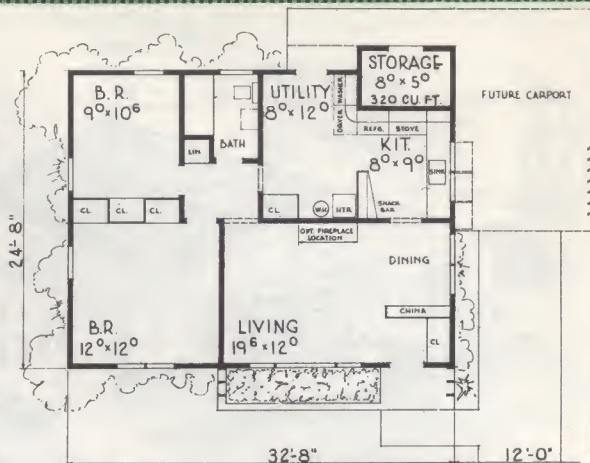
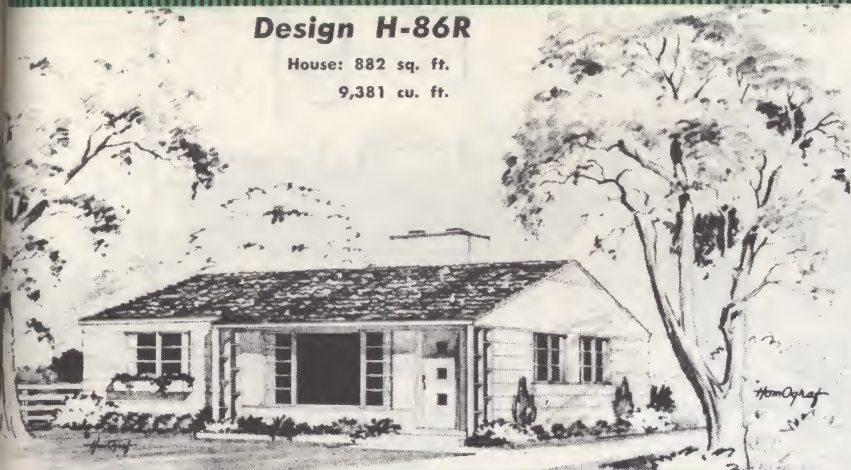




# LOW COST HOMES & COTTAGES

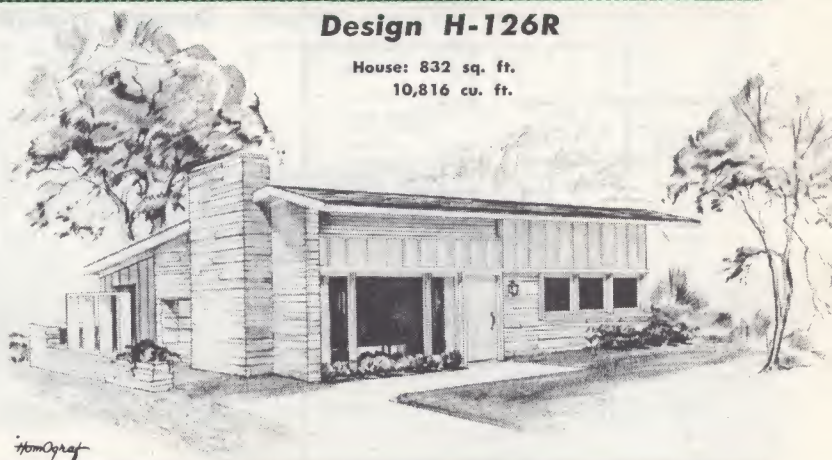
## Design H-86R

House: 882 sq. ft.  
9,381 cu. ft.



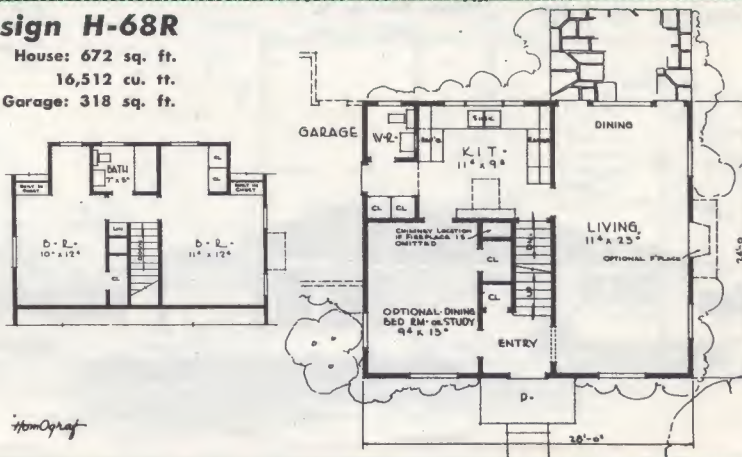
## Design H-126R

House: 832 sq. ft.  
10,816 cu. ft.



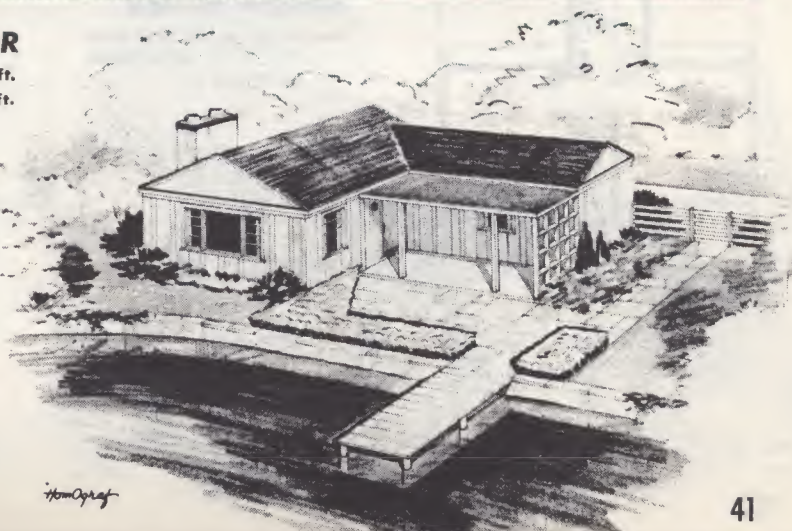
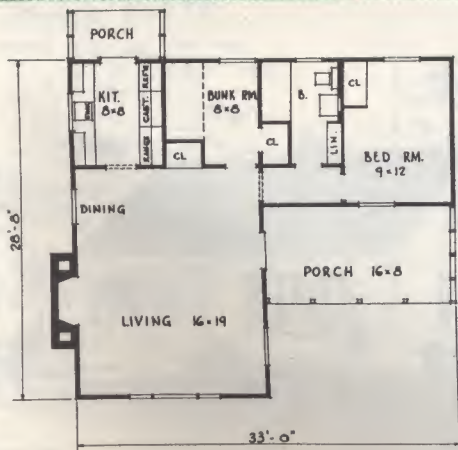
## Design H-68R

House: 672 sq. ft.  
16,512 cu. ft.  
Garage: 318 sq. ft.



## Design H-80R

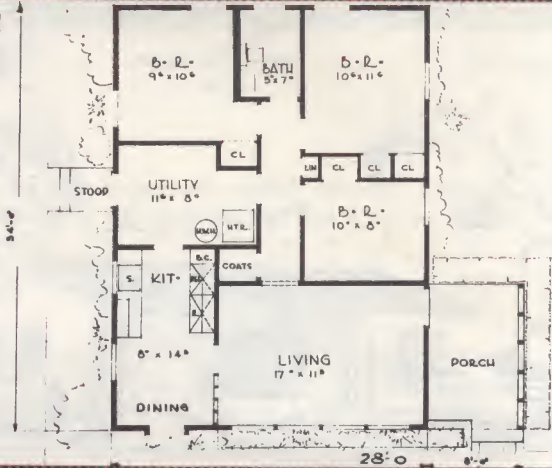
House: 685 sq. ft.  
7,440 cu. ft.





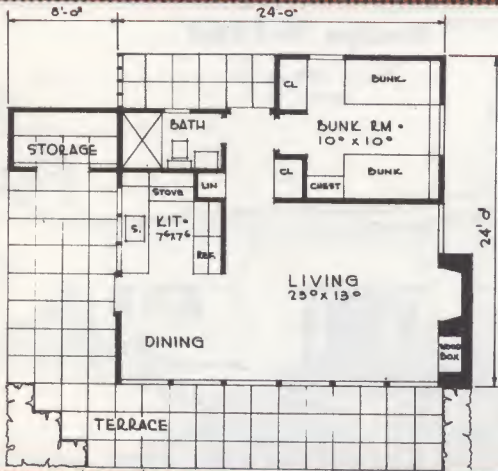
## Design H-24R

House: 884 sq. ft.  
10,436 cu. ft.



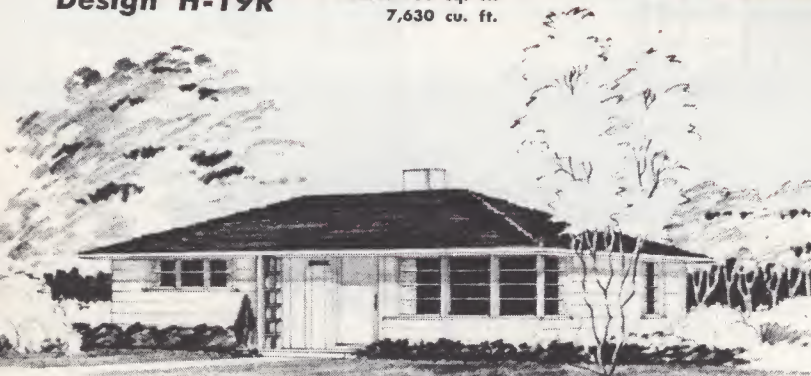
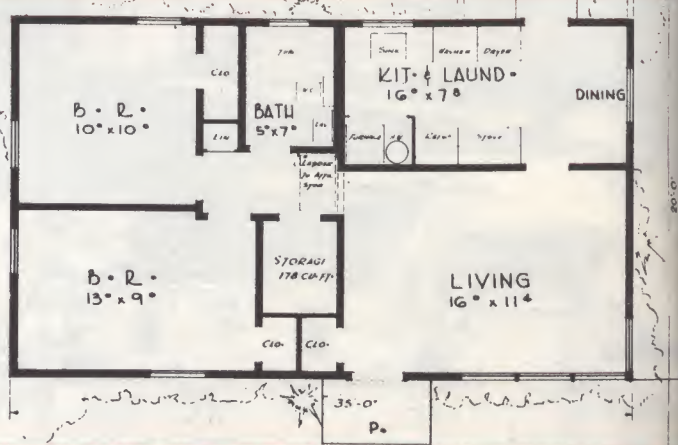
## Design H-83R

House: 567 sq. ft.  
7,293 cu. ft.



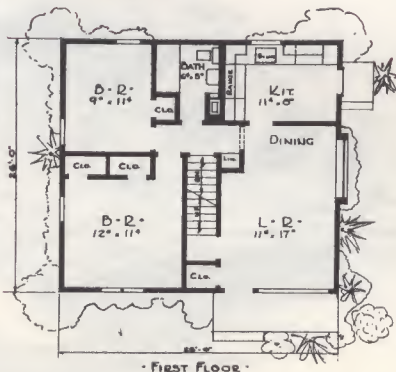
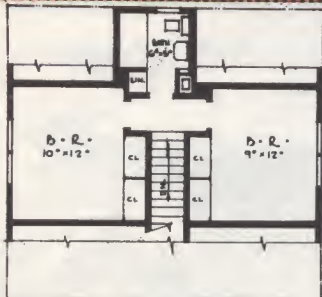
## Design H-19R

House: 700 sq. ft.  
7,630 cu. ft.



## Design H-28R

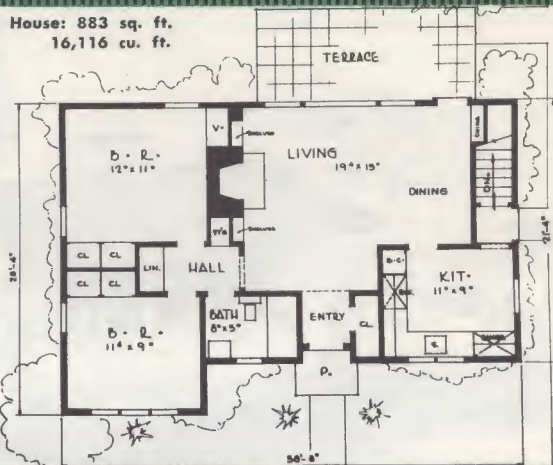
House: 728 sq. ft. First Floor  
366 sq. ft. Second Floor  
15,580 cu. ft.

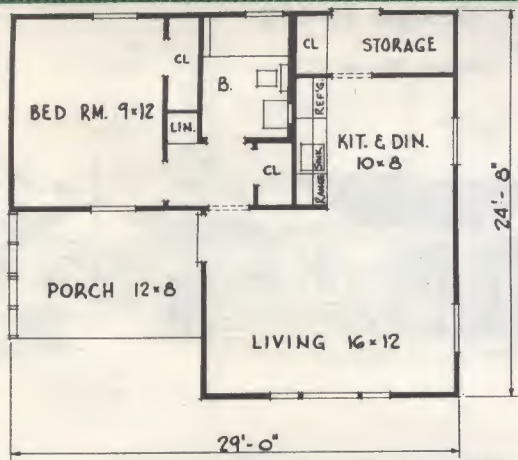
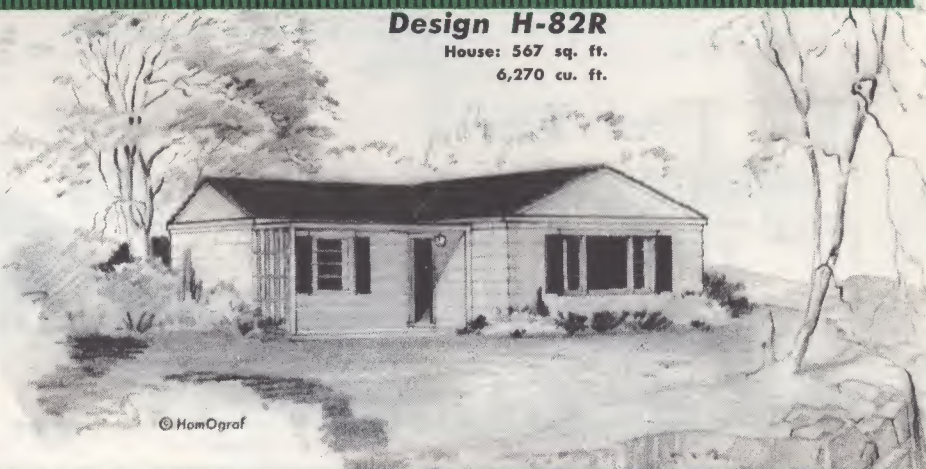


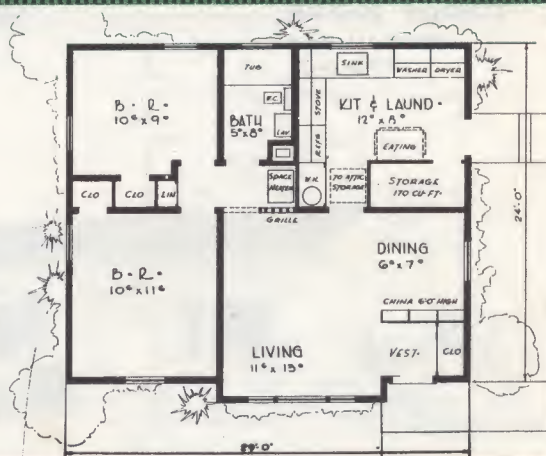
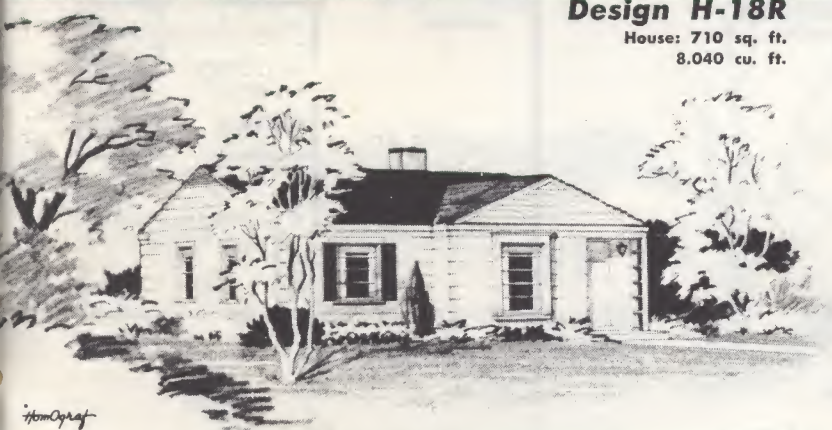


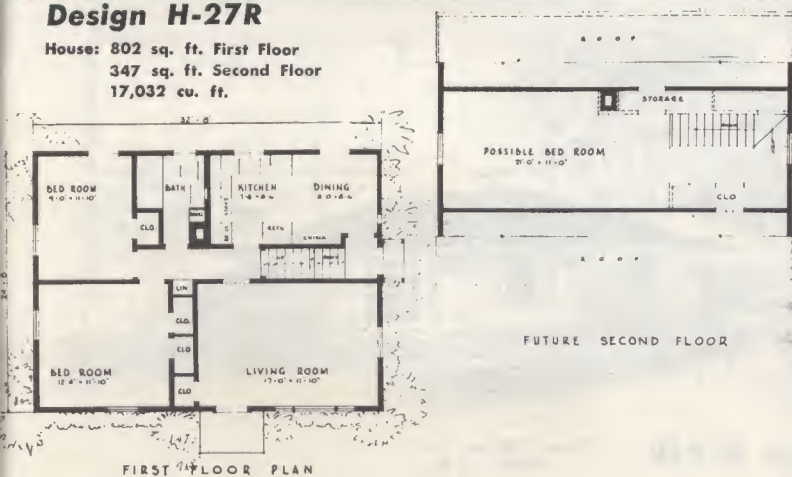
# LOW COST HOMES & COTTAGES

**Design H-45R**

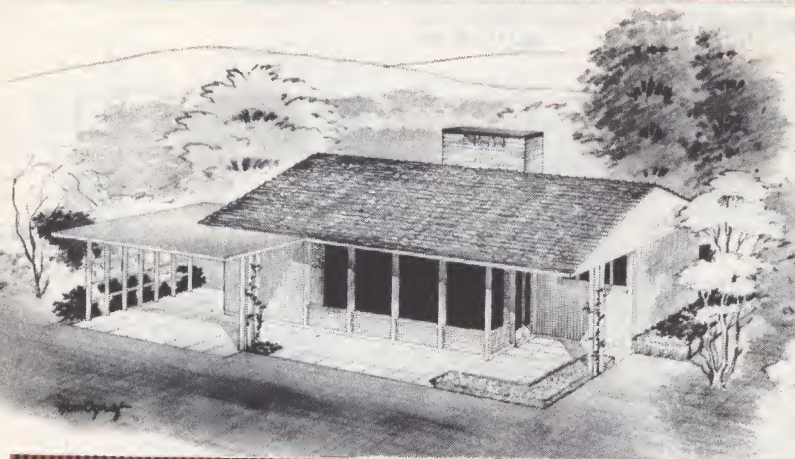
 House: 883 sq. ft.  
16,116 cu. ft.

**Design H-82R**

 House: 567 sq. ft.  
6,270 cu. ft.

**Design H-18R**

 House: 710 sq. ft.  
8,040 cu. ft.

**Design H-27R**

 House: 802 sq. ft. First Floor  
347 sq. ft. Second Floor  
17,032 cu. ft.


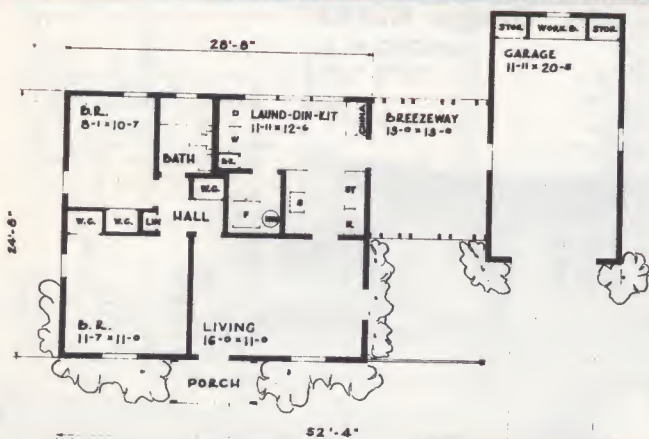
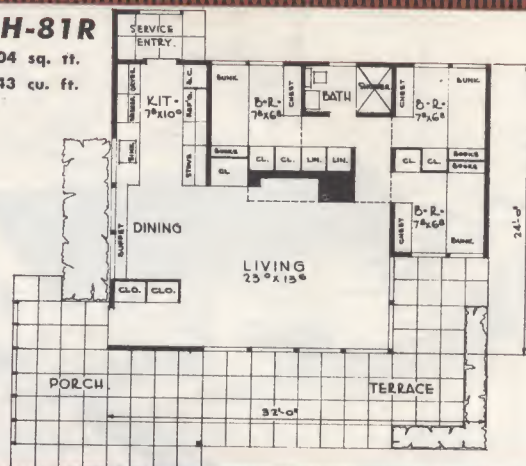




## Design H-81R

House: 704 sq. ft.

9,243 cu. ft.



## Design H-16R

House: 708 sq. ft.

Garage: 286 sq. ft.

8,032 cu. ft.

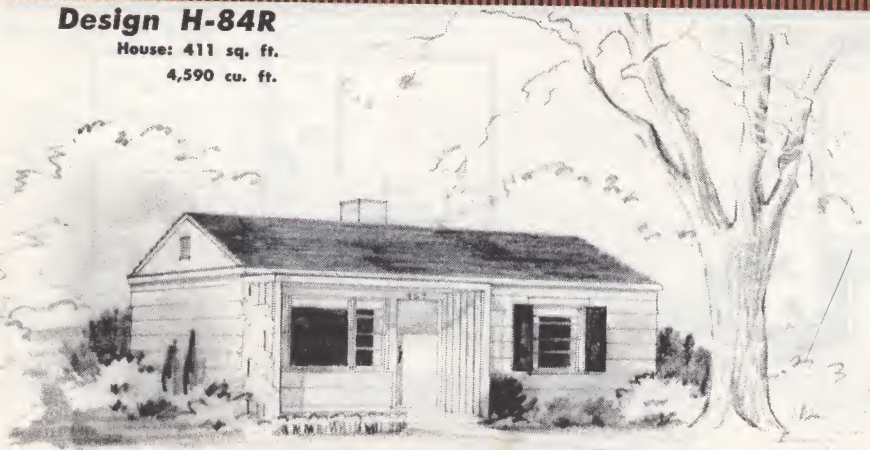


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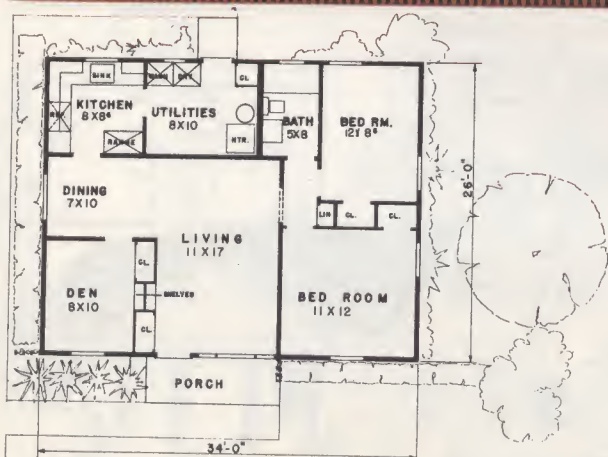
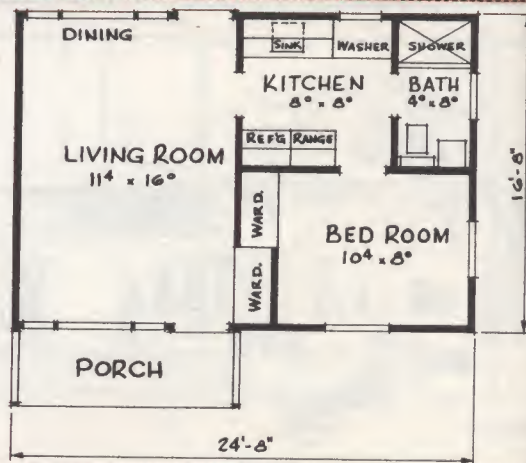
## Design H-84R

House: 411 sq. ft.

4,590 cu. ft.



*HomOgraf*



*HomOgraf*

## Design H-25R

House: 884 sq. ft.

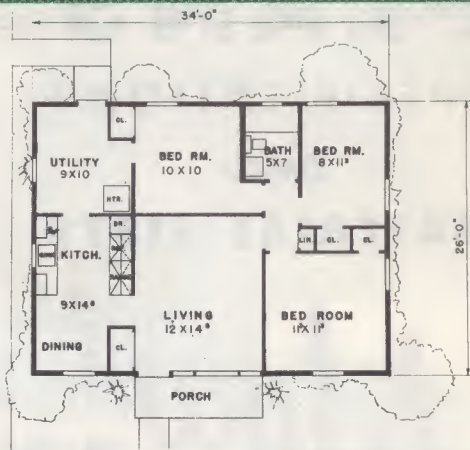
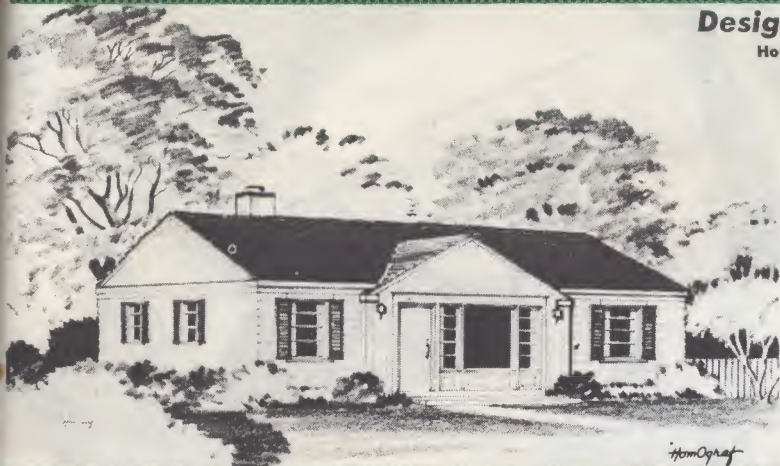
9,996 cu. ft.



# LOW COST HOMES & COTTAGES

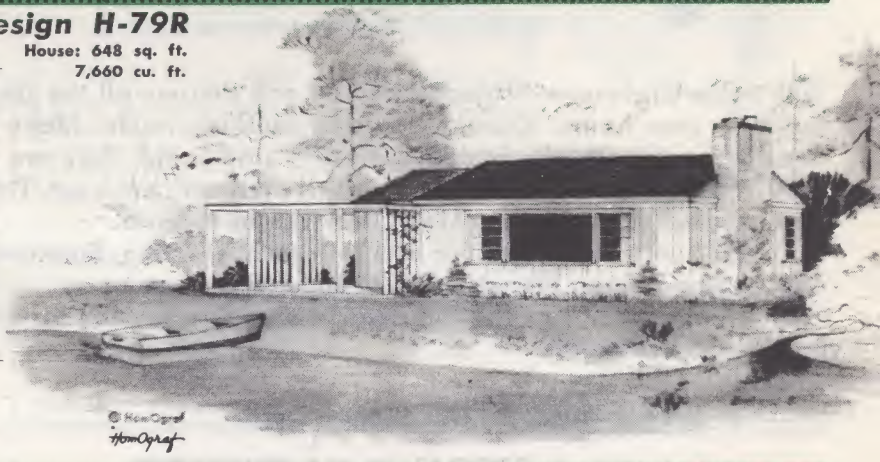
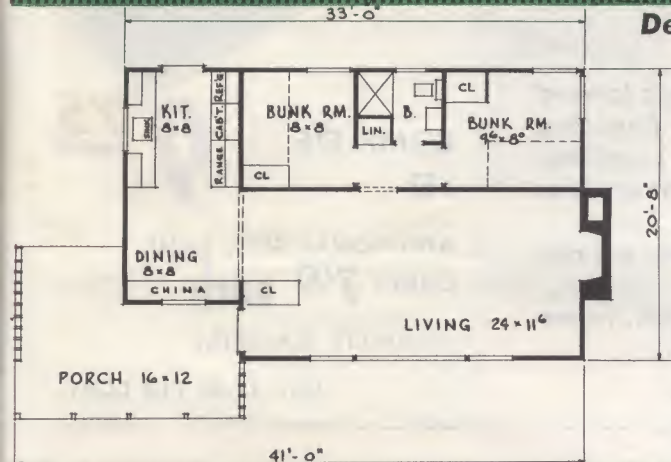
## Design H-26R

House: 884 sq. ft.  
10,216 cu. ft.



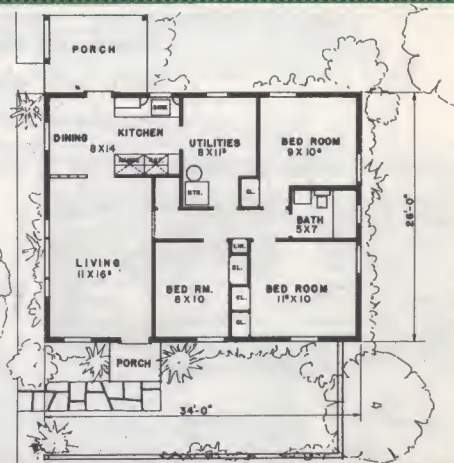
## Design H-79R

House: 648 sq. ft.  
7,660 cu. ft.



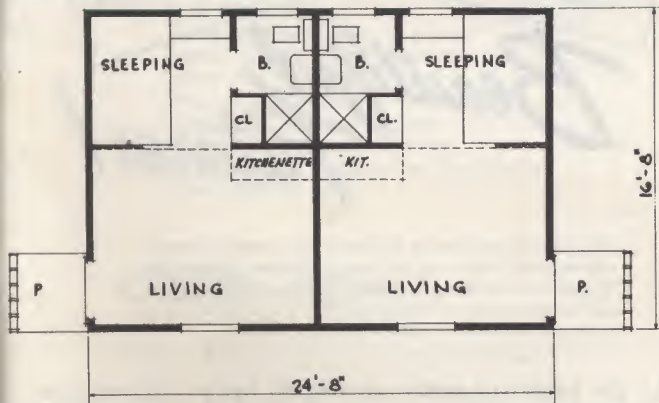
## Design H-23R

House: 884 sq. ft.  
10,576 cu. ft.



## Design H-85R

House: 411 sq. ft.  
4,590 cu. ft.





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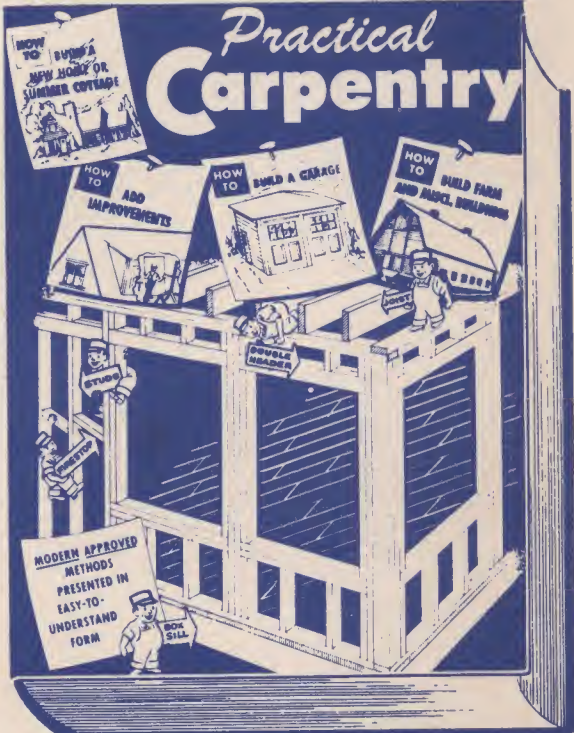
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